

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JOHN B. RICHARDS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EAGLE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: John B. Richards Address: 45 Eagles Nest Ct. Carbondale, CO 81623 Phone Number: (970) 963-0461</p>	<p><b>Docket Number: 42101</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: R039301**

**Category: Valuation                      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$129,800.00
Improvements	<u>\$260,200.00</u>
Total	\$390,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The Eagle County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 27<sup>th</sup> day of February, 2004.

This decision was put on the record

February 26, 2004

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A Baumbach

Debra A. Baumbach

Jackie J. Brown



<p><b>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p><b>Petitioner:</b> <b>JOHN B. RICHARDS</b></p> <p>v.</p> <p><b>Respondent:</b> <b>EAGLE COUNTY BOARD OF EQUALIZATION</b></p> <hr/> <p>Diane H. Mauriello, No. 21355 Bryan R. Treu, No. 29577 Debbie Faber, No. 33824 Walter Mathews, No. 31109 Eagle County Attorney P.O. Box 850 Eagle, Colorado 81631 970.328.8685 Fax: 970.328.8699</p>	<p style="text-align: right;">RECEIVED 01 FEB 26 PM 12:44 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> <p style="text-align: center;">COURT USE ONLY</p> <hr/> <p>Docket No. 42101</p> <p>Schedule No(s): R039301</p>
<p><b>STIPULATION</b></p>	

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property.

The Petitioner and the Board agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Parcel No. 239134201009  
Schedule No. R039301

2. The subject property is classified as Residential.

3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2003:

Land Value	\$ 129800
Improvement Value	\$ 274400
Total	\$ 404200

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land Value	\$129800
Improvement Value	\$271610
Total	\$401410

5. After further review and negotiation, Petitioner and Board agree to the tax year 2003 actual value for the subject property as follows:

Land Value	\$129800
Improvement Value	\$260200
Total	\$390000

6. The valuation shall be binding with respect to only tax year 2003.

7. Brief narrative as to why the reduction was made:

After an analysis of the market sales and assigned values during the Data Collection Period, it was determined that this house was overvalued when compared with other similar properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment appeals on April 14, 2004 at 10:30 a.m. be vacated.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2004.

EAGLE COUNTY ATTORNEY

By: Diane H. Mauriello  
Diane H. Mauriello  
County Attorney

Petitioner:  
Taxpayer name

By: John B. Richards  
John B. Richards  
0045 Eagles Nest Ct.  
Carbondale, CO 81623