

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WALLACE ENTERPRISES INC,</p> <p>v.</p> <p>Respondent:</p> <p>EAGLE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Robinson, Waters and O'Dorisio</p> <p>Address: 1099 18th Street, Suite 2600 Denver, CO 80202-1926</p> <p>Phone Number: 303-297-2600</p> <p>Attorney Reg. No.: 1685</p>	<p>Docket Number: 44309</p>
<p>ORDER ON STIPULATION</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.: R040415

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$773,780.00
Improvements:	<u>\$1,376,220.00</u>
Total:	\$2,150,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 19th day of February, 2005.

This decision was put on the record

February 18, 2005

BOARD OF ASSESSMENT APPEALS

Karen E Hart

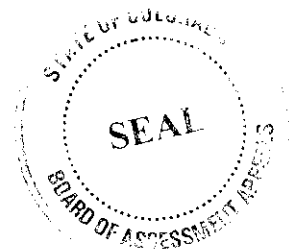
Karen E. Hart

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

Mary J. Helfer
Mary J. Helfer



<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p>Petitioner:</p> <p>WALLACE ENTERPRISES, INC. v.</p> <p>Respondent:</p> <p>EAGLE COUNTY BOARD OF EQUALIZATION</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: center;">COURT USE ONLY</p> <hr/> <p>Docket No. 44309 Schedule No(s): R040415</p> <p style="text-align: right; font-size: small;">FILED 05 FEB 17 PM 12:41 CLERK OF DISTRICT COURT</p>
<p>STIPULATION</p>	

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2004 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. 210106404030
Schedule No. R040415

2. The subject property is classified as Commercial.

3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2004:

Land Value	\$ 773,780
Improvement Value	\$ 1,520,550
Total	\$ 2,294,330

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

Land Value	\$ 773,780
Improvement Value	\$ 1,520,550
Total	\$ 2,294,330

5. After further review and negotiation, Petitioner and Board agree to the tax year 2004 actual value for the subject property as follows:

Land Value	\$ 773,780
Improvement Value	\$ 1,376,220
Total	\$ 2,150,000

6. The valuation shall be binding with respect to only tax year 2004.

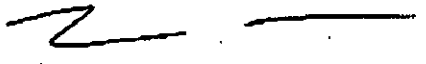
7. Brief narrative as to why the reduction was made:

A review of sales and market rents in Lionshead and a review of vacancy rates for this property indicate a stipulation is appropriate.

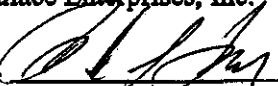
8. Both parties agree that the hearing scheduled before the Board of Assessment appeals on April 5, 2005 at 3:00 p.m. be vacated.

DATED this 15th day of February, 2005.

EAGLE COUNTY ATTORNEY

By: 
Bryan R. Treu
Assistant County Attorney

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