

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45038
Petitioner: WILLIAM R. NICHOLS AND DAVID SANDS, v. Respondent: SAN MIGUEL COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R1040094206

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$197,698

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 27th day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 26, 2006

Karen E Hart

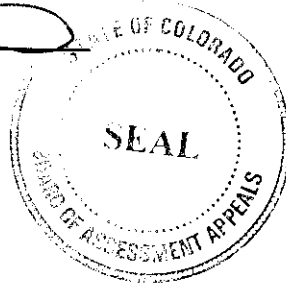
Karen E. Hart

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

Keela Steele
Keela Steele



FROM :

FAX NO. : 4693844653

Mar. 07 2006 06:02PM P4

03/07/2006 12:11

NO.487 004

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 45038

Single County Schedule Number: R1040094206

STIPULATION (As to Tax Year 2005 Actual Value)

William R. Nichols

Petitioner,

vs.

San Miguel COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
50% interest in Bedrock Placer, #9033, ECS Lode #7951, located in Mount Wilson Mining District, San Miguel County, Colorado (consisting of approximately 71 acres of property)

2. The subject property is classified as Vacant (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	395,395.00
Improvements	\$	0.00
Total	\$	<u>395,395.00</u>

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

Land	\$	355,855.00
Improvements	\$	0.00
Total	\$	<u>355,855.00</u>

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>197,698.00</u>
Improvements	\$	<u>0.00</u>
Total	\$	<u>197,698.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2005

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

In light of the rugged terrain and seasonal access, Petitioner's property was erroneously valued without negative attributes. With consideration of these negative attributes a reduction of Petitioner's property value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 21, 2006 (date) at 1 p.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 15th day of March, 2006.

William R. Nichols
Petitioner(s) or Agent or Attorney

St. J. Zumb
County Attorney for Respondent,
Board of Equalization

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Peary Kenter
County Assessor

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