

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45209
Petitioner: FRANK COSTA , v. Respondent: SUMMIT 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.: 1200435

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: \$16,224

(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 Summit County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 24th day of February 2006.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

February 22, 2006

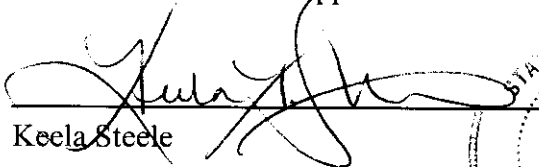


Karen E. Hart

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



Debra A. Baumbach



Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

SUMMIT COUNTY BOARD OF EQUALIZATION

Docket Number: **45209**
Single County Schedule Number: **1200435**

STIPULATION (As to Tax Year **2005** Actual Value)

Frank Costa,
Petitioner,
vs.
SUMMIT COUNTY BOARD OF EQUALIZATION,
Respondent.

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
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Petitioner 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 and Respondent agree and stipulate as follows:

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

In Bills Ranch Sub AKA Misc tr in Sec 35-5-78 containing 0.852 acres

2. The subject property is classified as **Vacant Land**.

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

Land	\$ 11,731.00
Improvements	\$ <u> .00</u>
Total	\$ 11,731.00

4. The Assessor determined the subject property was incorrectly valued for tax year 2005 and pursuant to C.R.S. 39-8-102 and 39-8-103 requested the County Board of Equalization to increase the value to:

Land	\$ 132,310.00
Improvements	\$ <u> .00</u>
Total	\$ 132,310.00

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	\$ 16,224.00
Improvements	\$ <u> .00</u>
Total	\$ 16,224.00

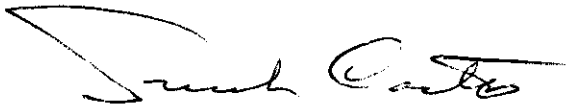
6. The valuation, as established above, shall be binding only with respect to tax year **2005**.

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

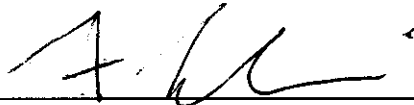
The petitioner provided a wetlands delineation survey showing the property is entirely wetlands and cannot be developed at this time. The Assessor has adjusted the value of the parcel to reflect an unbuildable status.

8. Both parties agree that the hearing yet to be scheduled before the Board of Assessment Appeals be vacated.

DATED this 5th day of January, 2006.



Petitioner or Agent or Attorney



County Attorney for Respondent,

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