

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 47942</p>
<p>Petitioner: LEILANI MOEHLENPAH TRUST,</p> <p>v.</p> <p>Respondent: ROUTT COUNTY BOARD OF EQUALIZATION.</p>	
<p align="center">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.: R4201064

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$636,360
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 19th day of November 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 16, 2007

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

Heather Heinlein

Heather Heinlein



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: LEILANI MOELENPAH TRUST v. Respondent: ROUTT COUNTY BOARD OF EQUALIZATION.	
ATTORNEY FOR RESPONDENT: John D. Merrill, Reg. No. 19505 Routt County Attorney 136 - 6 th Street P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone Number: (970) 870-5317 Fax Number: (970) 870-5381	Docket Number: 47942 Single County Schedule Number: <u>R4201064</u>
STIPULATION (As to Tax Year 2007 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 actual value 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: Lot 4 Whitecotton Subdivision
2. The subject property currently is classified as Residential
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

Land	\$260,000.00
Improvements	<u>\$446,560.00</u>
Total	\$706,560.00

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

Land	\$247,000.00
Improvements	<u>\$446,560.00</u>
Total	\$693,560.00

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

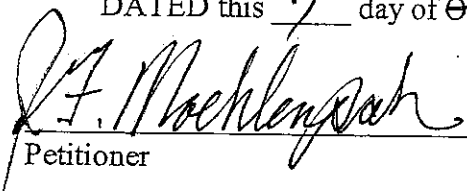
Land	\$189,800.00
Improvements	<u>\$446,560.00</u>
Total	\$636,360.00

6. The valuation, as established above, shall be binding only with respect to tax year 2007.

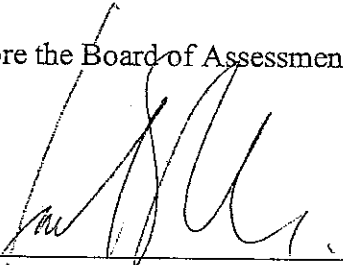
7. After reviewing sketches from the original property card, viewing the property, and having discussions with the petitioner, the Assessor verifies that the correct square footage of the improvement is 2,409 square feet (sf) of living area comprising 1,503 sf on the 1st floor and 906 sf on the second floor. There is also 637 sf of unfinished basement area. For valuation purposes these areas are factored (adjusted), then summed and described as effective square feet (esf). By this method the subject property contains 2,600 esf, whereby 100% of the first and second floor areas contribute to the esf and 30% of the unfinished basement area contributes to esf.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

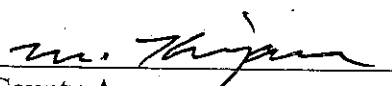
DATED this 7 day of ^{November} ~~October~~, 2007.


Petitioner

Leilani Moelenpah Trust.
30825 RCR 35
Steamboat Springs, CO 80487
970-871-6375


County Attorney for Respondent,
Board of Equalization

John D. Merrill, Reg. No. 19505
Routt County Attorney
P.O. Box 773598
Steamboat Springs, CO 80477
(970) 870-5317


County Assessor
Mike Kerrigan
Routt County Assessor
P.O. Box 773210
Steamboat Springs, CO 80477
(970) 879-5544

Docket Number: 47942