

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48094
Petitioner: PETER & KATHLEEN ANN GULER, v. Respondent: ROUTT 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.: R3773662

Category: Valuation Property Type: Commercial Real
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: \$2,261,560
(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 30th day of September 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 29, 2008

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

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 48094

Single County Schedule Number: R3773662

STIPULATION (As to Tax Year 2007 Actual Value)

Peter & Kathleen Ann Guler,

Petitioner,

vs.

Routt COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 SEP 29 PM 7:40

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:

PT OF LOT 4 LOTS 5-7, 10-14 INC & LOT 15 LESS A TR 12 FT X 100
BLOCK 12 ORIGINAL TOWN OF SS

2. The subject property is classified as Commercial/Res (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

Land	\$	4,001,980.00
Improvements	\$	198,000.00
Total	\$	<u>4,199,980.00</u>

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

Land	\$	4,001,980.00
Improvements	\$	198,000.00
Total	\$	<u>4,199,980.00</u>

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

Land	\$	<u>2,000,000.00</u>
Improvements	\$	<u>261,560.00</u>
Total	\$	<u>2,261,560.00</u>

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

7. Brief narrative as to why the reduction was made:
Upon closer review it was discovered that the subject site's developable area is impacted by a 50' set-back from the adjacent Soda Creek. This setback reduces the subjects' developable area by approximately 43%.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 15, 2008 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.


DATED this 26th day of september, 2008


Petitioner(s) or Agent or Attorney

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