

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48144
Petitioner: ROBERT M. & PATRICIA GAIL SPRENTALL , v. Respondent: OURAY 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.: R001532

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: \$259,340
 (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 Ouray County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 30th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
October 29, 2007

Karen E Hart

Karen E. Hart

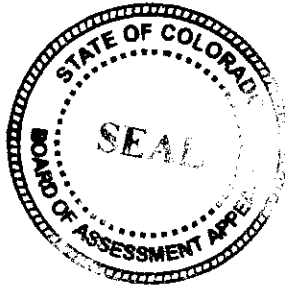
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Diane Fechisin

Diane Fechisin



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 48144
Single County Schedule Number R 001532

STIPULATION (As to Tax Year 2007 Actual Value)

ROBERT M. SPRENTALL AND GAIL SPRENTALL,

Petitioners

vs.

OURAY COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioners 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.

Petitioners and Respondent agree as follows:

1. The property subject to this Stipulation is described as follows:

Lot 442, Elk Meadows Estates Subdivision No. 4, Ouray County,
Colorado

a/k/a 2850 Aspen Dr.
Ridgway, CO 81432

2. The subject property is classified as residential.

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

Land	\$48,000.00
Improvements	\$290,790.00
TOTAL	\$338,790.00

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

Land	\$48,000.00
Improvements	\$233,130.00
TOTAL	\$281,130.00

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

Land	\$48,000.00
Improvements	\$211,340.00
TOTAL	\$259,340.00

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

7. Petitioners have supplied new information, not previously made available to the Ouray County Assessor or the Board of Equalization, including interior plans for the property and receipts for certain improvements. Upon examining the information and making adjustments to the parcel information, i.e. changing the "finished" basement back to unfinished and adjusting the upper floor square footage to 528 sq. ft. for the loft and 198 sq. ft as 2nd floor, the value is adjusted to \$259,340.00.

8. At this time, no hearing has been scheduled before the Board of Assessment Appeals.

Dated this 1st day of October, 2007.

PETITIONERS

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