

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48295</b>
Petitioner: <b>JOHN S. QUAY ,</b>  v. Respondent: <b>OURAY COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R004945**

**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:            \$547,310**

(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 28th day of March 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 26, 2008

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Toni Rigirozzi*

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Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 48295  
Single County Schedule Number: R004945

STIPULATION (As to Tax Year 2007 Actual Value)

JOHN S. QUAY

Petitioner,

vs.

OURAY COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 MAR 26 PM 2:10  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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:  
Wanakah Estates # 2, Lot 11 a/k/a 1558 S. Hinkson Ter, Ouray  
County, Colorado

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

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

Land	\$	135,000.00
Improvements	\$	<u>489,630.00</u>
Total	\$	<u>624,630.00</u>

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

Land	\$	135,000.00
Improvements	\$	<u>483,850.00</u>
Total	\$	<u>618,850.00</u>

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3/14/08

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	\$	135,000.00
Improvements	\$	412,310.00
Total	\$	<u>547,310.00</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:

Further analysis of comparable properties and sales indicates the lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 1, 2008 (date) at 8:30 (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24<sup>th</sup> day of March, 2008.

John S. Quay 3/14/08  
Petitioner(s) or Agent or Attorney

Mary E. Dezanhard  
County Attorney for Respondent,  
Board of Equalization

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J. Mayfield  
County Assessor

Address:

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