

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48862
Petitioner: GENERAL COMMUNICATIONS, INC., v. Respondent: EAGLE 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.: R010766

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: \$2,500,000

(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 Eagle 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

Karen E Hart

Karen E. Hart

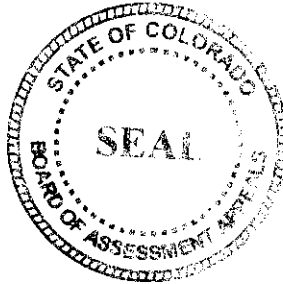
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 48862
Single County Schedule Number: R010766

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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STIPULATION (As to Tax Year 2007 Actual Value)

GENERAL COMMUNICAITONS, INC.,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner 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 and Respondent agree and stipulate as follows:

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

**756 Forest Road, Vail, Colorado
Parcel No. 2101-072-11-012**

2. The subject property is classified as **Improved Residential.**

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

Land	\$ 2,000,000.00
Improvements	\$ 810,050.00
Total	\$ 2,810,050.00

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

Land	\$ No change
Improvements	\$ No change
Total	\$ No change

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

Land	\$ 2,000,000.00
Improvements	\$ 500,000.00
Total	\$ 2,500,000.00

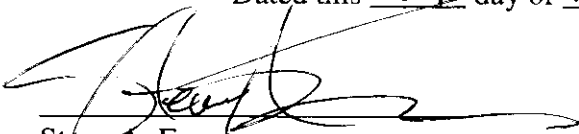
6. Brief narrative as to why the reduction was made:

The subject property is an older residence located on Forest Road in Vail. It was built in 1969 and would be considered a tear down property if sold. Sales of residences located on or near Forest Road that have been demolished since the sale were analyzed to determine the market value of the subject property. These sales suggest the market value of the subject property should be lowered to \$2,500,000.00.

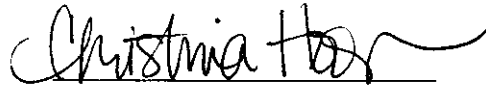
7. The valuation, as established above, shall be binding only with respect to tax year 2007.

8. A hearing has been scheduled before the Board of Assessment Appeals for April 1, 2008 at 3:00 p.m.

Dated this 2/27 day of March, 2008.



Steve A. Evans
The E Company
P. O. Box 1750
Castle Rock, CO 80104



Christina Hooper
Assistant County Attorney
and Attorney for the Board of
Equalization
P.O. Box 850
Eagle, Colorado 81631
(970) 328-8685