

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48881
Petitioner: GERALD A. SPECTOR REVOCABLE TRUST, 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.: R014154

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: \$2,000,000
(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 3rd day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 2, 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: 48881
Single County Schedule Number: R014154

STIPULATION (As to Tax Year 2007 Actual Value)

GERALD A. SPECTOR REVOCABLE TRUST,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2007 DEC 31 AM 7:42

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:
Parcel # 2105-181-02-011, 2233 Lake Creek Road, Edwards, Colorado
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	\$1,080,000.00
Improvements	\$1,107,050.00
Total	\$2,187,050.00

4. By request of the Petitioner, the Petitioner's timely appeal to the Board of Equalization was administratively denied.

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	\$ 967,500.00
Improvements	\$1,032,500.00
Total	\$2,000,000.00

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

The stipulated value is reflective of the lower side of sales within the Time frame of January 1, 2005 and June 30, 2006. This is an equitable And supportable agreement of value of the subject property.

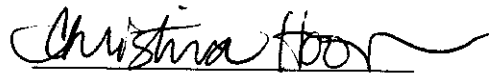
7. The valuation, as established above, shall be binding only with respect to tax year 2007.

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

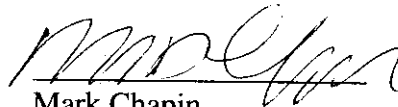
Dated this 27th day of December, 2007.



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