

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51724
Petitioner: JOHN F. PHELPS 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.: R013050

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$500,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 14th day of January 2011.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

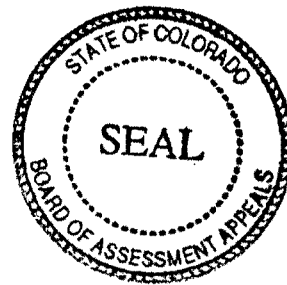
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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BOARD OF ASSESSMENT APPEALS
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Docket Number: 51724
Single County Schedule Number: R013050

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EAGLE COUNTY ATTORNEY

STIPULATION (As to Tax Year 2009 Actual Value)

JOHN F. PHELPS TRUST,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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

**1769 Alpine Drive
Vail Village West Filing 1, Tract D**

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 2009:

Land	\$	750,000.00
Improvements	\$	130,020.00
Total	\$	880,020.00

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

Land	\$	720,000.00
Improvements	\$	30,000.00
Total	\$	750,000.00

5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$	470,000.00
Improvements	\$	30,000.00
Total	\$	500,000.00

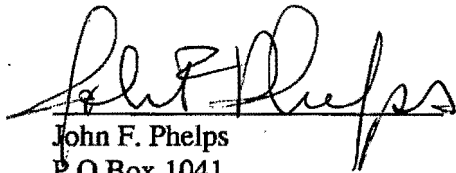
6. Brief narrative as to why the reduction was made:


After an exterior viewing of the property by the Assessor's Office and further review of comparable sales, the Assessor's Office suggested that the value be lowered as requested by the Petitioner.

7. The valuation, as established above, shall be binding only with respect to tax year 2009.

8. The hearing that has been scheduled before the Board of Assessment Appeals for January 19, 2011 should be vacated upon the Board's approval of this Stipulation.

Dated this 6th day of January, 2010.


John F. Phelps
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