

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51814
Petitioner: ALAN LEACH ET AL , v. Respondent: GUNNISON 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.: R040554

Category: Valuation Property Type: Vacant Land
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: \$325,000

(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 Gunnison County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 14th day of May 2010.

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.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 51814
Single County Schedule Number: R040554

STIPULATION (As to Tax Year 2009 Actual Value)

LEACH, ALAN, ET AL

Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

2010 MAY 13 PM 12:55

Petitioner(s) 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
LOT S-129 SKYLAND THIRD FILING PHASE I

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$	435,000	.00
Improvements	\$.00
Total	\$	435,000	.00

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

Land	\$	435,000	.00
Improvements	\$.00
Total	\$	435,000	.00

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

Land	\$	<u>325,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>325,000</u>	.00

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

7. Brief narrative as to why the reduction was made:
AFTER A REANALYSIS OF THE MARKET COMPARABLES, AN ADJUSTMENT WAS MADE DUE TO THE DIFFERENCE IN LOCATION.

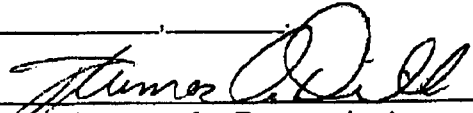
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MAY 17, 2010 (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this _____ day of _____

Petitioner(s) or Agent or Attorney

Address:
ALAN LEACH, ET AL
25734 NE 4TH PLACE
SAMMAMISH, WA 98074

Telephone: (425) 749-1553



County Attorney for Respondent,
Board of Equalization

Address:
THOMAS A. DILL
DEPUTY COUNTY ATTORNEY
200 E. VIRGINIA AVE, #262
GUNNISON, CO 81230

Telephone: (970) 641-5300



County Assessor

Address:
KRISTY MCFARLAND
221 N. WISCONSIN #A
GUNNISON, CO 81230

Telephone: (970) 641-1085

Docket Number 51814

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

Land	\$	<u>325,000.00</u>
Improvements	\$	<u> .00</u>
Total	\$	<u>325,000.00</u>

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

7. Brief narrative as to why the reduction was made:
AFTER A REANALYSIS OF THE MARKET COMPARABLES, AN ADJUSTMENT WAS MADE DUE TO THE DIFFERENCE IN LOCATION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MAY 17, 2010 (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 13 day of May, 2010.

Alan Leach
Petitioner(s) or Agent or Attorney

Thomas A. Dill
County Attorney for Respondent,
Board of Equalization

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Kristy McFarland
County Assessor

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Docket Number S1814

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

CERTIFICATE OF SERVICE

SCHEDULE NO. R040554

DOCKET NO. 51814

Petitioner:
LEACH, ALAN & ELIZABETH

Tax Year: 2009

v.

Respondent:
Gunnison County Board of Equalization

I hereby certify that on this 13th day of May, 2010 I faxed and mailed, US First Class Mail, postage pre-paid, four complete copies of the Stipulation As To Tax Year 2009 for BAA Docket No. 51814 to the following:

Board of Assessment Appeals
1313 Sherman Street
Room 315
Denver, Colorado 80203
Fax: (303) 866-4485

And I hereby certify that on this 13th day of May, 2010 I mailed via US First Class Mail., postage pre-paid, one complete copy of the Stipulation As To Tax Year 2009 for BAA Docket No. 51814 to the following:

Alan Leach, et al
25734 NE 4th Place
Sammamish, WA 98074



Signature of Person Certifying Service

Gunnison County Attorney's Office on behalf of
Gunnison County Board of Equalization
200 East Virginia Avenue
Gunnison, CO 81230