

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51890
Petitioner: PAUL HINKLEY , v. Respondent: SUMMIT 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.: 3000478

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: \$466,928

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

DATED AND MAILED this 19th day of January 2010.



BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Melissa Nord

Melissa Nord

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 51890
Single County Schedule Number: 3000478

STIPULATION (As to Tax Year 2009 Actual Value)

Paul A. Hinkley,
Petitioner,
vs.
SUMMIT 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:

Lot 3 Block G Montezuma Town Sub

2. The subject property is classified as Single Family Residential property.

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

Land	\$ 219,268.00
Improvements	<u>\$ 334,597.00</u>
Total	\$ 553,865.00

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

Land	\$ 220,534.00
Improvements	<u>\$ 310,202.00</u>
Total	\$ 530,736.00

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SUMMIT COUNTY ASSESSOR

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

Land	\$ 174,678.00
Improvements	\$ <u>292,250.00</u>
Total	\$ 466,928.00

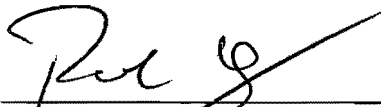
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

Analysis of the subject property as compared to the comparable sales used indicated that additional adjustments were needed. After analysis, adjustments were applied to the land for the land attributes and selection of comparable sales resulted in a lower value for the subject property.

8. Both parties agree that a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14th day of December, 2009.



Petitioner: Paul A. Hinkley

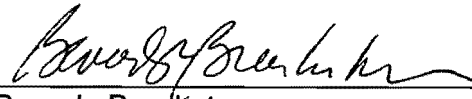


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Beverly Breakstone
Summit County Assessor
P O Box 276
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970-453-3480

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