

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54646
Petitioner: JOHN E. GUSTAVE JR., v. Respondent: ARCHULETA 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.: 569917301012

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: \$765,000

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

DATED AND MAILED this 8th day of October 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

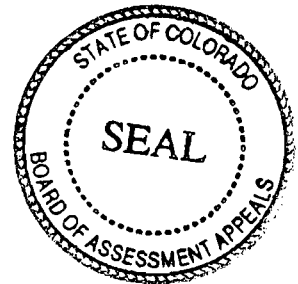
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2010 OCT -6 AM 9:35

Docket Number: 54646
Single County Schedule Number: 5699-173-01-012

STIPULATION (As to Abatement/Refund for Tax Year 2009)

John E Gustav JR.

Petitioner,

vs.

Archuleta COUNTY BOARD OF COMMISSIONERS,

Respondent.

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:

164 Capstone Circle, Pagosa Springs CO 81147

Legal: Capstone Village Lot 12....

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

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

Land	\$	<u>272,500</u>	.00
Improvements	\$	<u>865,760</u>	.00
Total	\$	<u>1,138,260</u>	.00

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

Land	\$	<u>245,000</u>	.00
Improvements	\$	<u>745,710</u>	.00
Total	\$	<u>990,710</u>	.00

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

Land	\$	<u>245,000</u>	<u>.00</u>
Improvements	\$	<u>520,000</u>	<u>.00</u>
Total	\$	<u>765,000</u>	<u>.00</u>

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

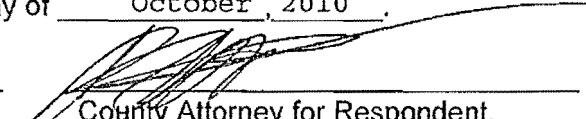
7. Brief narrative as to why the reduction was made:

An appraisal prepared for the Board of Assessment Appeals hearing indicated an adjusted opinion of value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 4, 2010 (date) at 8:30AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 4 day of October, 2010.


Petitioner(s) or Agent or Attorney

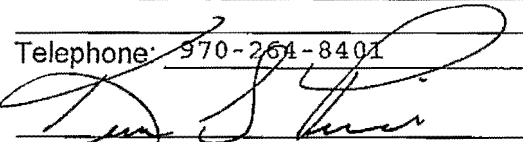

County Attorney for Respondent,
Board of Commissioners

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County Assessor

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Telephone: 970-264-8310

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