

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: **56669**

Petitioner:

WILLOW STREET LP

v.

Respondent:

GUNNISON COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its March 2, 2011 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$535,000.00

In all other respects, the March 2, 2011 Order shall remain in full force and effect.

DATED/MAILED this 6th day of April, 2011.

BOARD OF ASSESSMENT APPEALS

Diane DeVries

Diane DeVries

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.

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56669
Petitioner: WILLOW STREET LP, 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.: R042042
 Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:
 Total Value: \$612,050
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 2nd day of March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

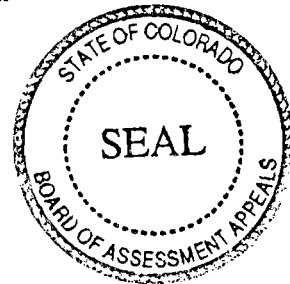
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CMM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 56669
Single County Schedule Number: R042042

STIPULATION (As to Tax Year 2010 Actual Value)

WILLOW STREET LP

Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
COUNTY CLERK
2011 FEB 22 AM 10:52

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
UNIT 5 WILLOW CREEK TOWNHOMES #583617

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 2010:

Land	\$	612,050.00
Improvements	\$	0.00
Total	\$	612,050.00

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

Land	\$	612,050.00
Improvements	\$	0.00
Total	\$	612,050.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:


Land	\$	<u>535,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>535,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2010.


7. Brief narrative as to why the reduction was made:
RESPONDENT MADE PHYSICAL INSPECTION THAT REVEALED DESIGN DEFICIENCIES THAT NEEDED TO BE ADDRESSED.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MARCH 8, 2011 (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 16th day of February, 2011



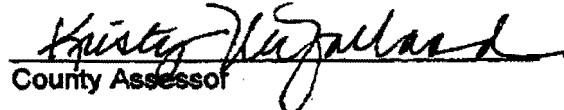
Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Equalization

Address:
WILLOW STREET LP
THOMSON REUTERS
1125 17TH STREET, STE 1575
DENVER, CO 80202
Telephone: 303-292-6208

Address:
GUNNISON COUNTY ATTORNEYS OFC
ATTN TOM DILL
200 E. VIRGINIA AVE, STE 262
GUNNISON, CO 81230
Telephone: 970-641-5300



County Assessor

Address:
KRISTY MCFARLAND, ASSESSOR
221 N. WISCONSIN, STE A
GUNNISON, CO 81230
Telephone: 970-641-1085

Docket Number 56669