

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57613</b>
Petitioner: <b>RAYMOND V. BOWERS ,</b>  v. Respondent: <b>SAN MIGUEL COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1010943539**

**Category: Abatement      Property Type: Residential**

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$1,166,150**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 actual value of the subject property, as set forth above.

The San Miguel County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 20th day of October 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

*CM*

\_\_\_\_\_  
Cara McKeller



SEP 21 2011

Docket Number: 57-613

Single County Schedule Number: R1010943539

STIPULATION (As to Tax Year 2008 Actual Value)

Raymond V. Bowers

Petitioner,

vs.

San Miguel COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:

566 W. Colorado Ave

Telluride, CO 81435

Legal: Lot 24 Blk 8 West Telluride

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 2008:

Land	\$	750,000.00
Improvements	\$	516,150.00
Total	\$	1,266,150.00

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

Land	\$	750,000.00
Improvements	\$	516,150.00
Total	\$	1,266,150.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2008 actual value for the subject property:

Land	\$	<u>650,000.00</u>
Improvements	\$	<u>516,150.00</u>
Total	\$	<u>1,166,150.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2008.

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

After a full appraisal, it was found the improvements value were well supported; however the site value was high when compared to the most similar available land sales and has now been adjusted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 07/27/2011 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 19 day of September, 2011.

Raymond V. Bower  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
P.O. Box 1653  
Telluride, CO 81435

Address:  
P.O. Box 791  
333 W. Colorado Ave.  
Telluride, CO 81435

Telephone: 970-729-2278 (C)

Telephone: 970-728-3879

[Signature]  
County Assessor

Address:  
P.O. Box 506  
333 W. Colorado Ave.  
Telluride, CO 81435  
Telephone: 970-728-3174

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