

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57672
Petitioner: JASON B. ESPINOZA , v. Respondent: FREMONT 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.: 19003870
 Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2011 actual value of the subject property.

3. The parties agreed that the 2011 actual value of the subject property should be reduced to:
 Total Value: \$31,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 28th day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

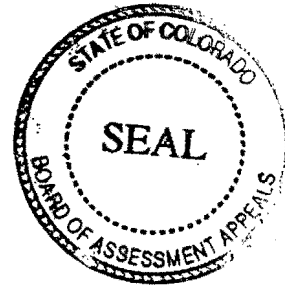
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2011 SEP 22 PH 1:59

Docket Number: 57672
County Schedule Number: 190-03-870

STIPULATION (As to Tax Year 2011 Actual Value)

JASON B. ESPINOZA

Petitioner

V.

FREMONT COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

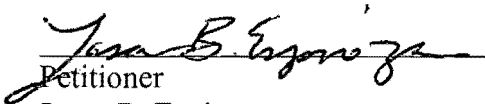
Petitioner and Respondent agree and stipulate as follows:

1. The Property subject to this Stipulation is vacant land described as lots 15 to 24, Block 16, Orchard Park Subdivision.
2. The subject property is classified as vacant land.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011: Land: \$40,000.00. Improvements: \$0.
4. After a timely appeal to the Board of Equalization, the Assessor's original value was affirmed.
5. After further review and negotiation, the Petitioners and Respondent agree to tax year 2011 actual value of the subject property: Land: \$31,000.00, Improvements: \$0.
6. The valuations, as established in this Stipulation shall be binding with respect to only tax year 2011.

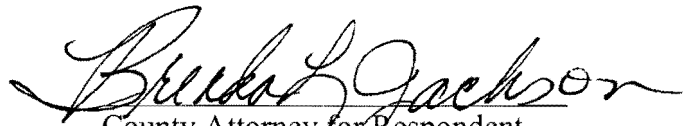
7. Brief narrative as to why the reduction was made: The Parties acknowledge reasonable differences may exist in valuation of property by the market approach. The stipulated value represents a compromise valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 14, 2011 at 8:30 a.m. should be vacated.

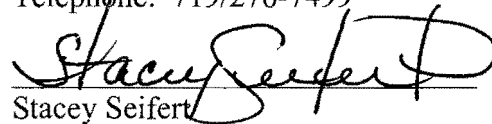
DATED this 19 day of September, 2011.



Petitioner
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