

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57885
Petitioner: ROBERT A. HERNANDEZ ET AL , 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.: R014763

Category: Valuation Property Type: Residential

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: \$850,000
(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 Gunnison County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 28th day of October 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

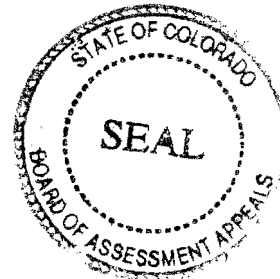
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Cara McKeller

Cm



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 57885
Single County Schedule Number: R014763

STIPULATION (As to Tax Year 2011 Actual Value)

ROBERT A. AND MELISSA A. HERNANDEZ,
Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject property, and jointly move the Arbitrator 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:
Lot 6 Blk 8 Arrowhead Filing 2 #583796
-

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 2011:

Land	\$ 122,000.00
Improvements	\$ 1,020,490.00
Total	\$ 1,142,490.00

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

Land	\$ 122,000.00
Improvements	\$ 820,490.00
Total	\$ 942,490.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$	<u>122,000.00</u>
Improvements	\$	<u>728,000.00</u>
Total	\$	850,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2011.

7. Brief narrative as to why the reduction was made:
Value was arrived at by a narrative appraisal

8. Both parties agree that the hearing scheduled before the BAA on October 25, 2011 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Arbitrator.

DATED this 18TH day of OCTOBER, 2011.

Ruth A. Hendry
Melvin A. Hernandez
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Gunnison County Board of Equalization

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Kristy McFarland
Kristy McFarland, County Assessor

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