

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57912</b>
Petitioner:  <b>JOHN AND KAY FERRO ,</b>  v.  Respondent:  <b>GUNNISON COUNTY BOARD OF EQUALIZATION.</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.: M033175**  
     **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:            \$200**  
     (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*

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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*

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Debra A. Baumbach

*CM*

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Cara McKeller

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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OCT 24 2011

Docket Number: 57912  
Single County Schedule Number: MO 33175

BY: .....

STIPULATION (As to Tax Year 2011 Actual Value)

John Ferro and Kay Ferro

Petitioner,

vs.

Gunnison COUNTY BOARD OF EQUALIZATION,

Respondent.

2011 OCT 26 AM 11:56

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner(s) 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

1959 ULT 41'x10' Serial # 41F16298  
Located on 12.848 acres W2 NE4 SEC 29  
Township 49N Range 4W

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	\$		.00
Improvements	\$	<u>4,550</u>	.00
Total	\$	<u>4,550</u>	.00

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

Land	\$		.00
Improvements	\$	<u>4,550</u>	.00
Total	\$	<u>4,550</u>	.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	\$		.00
Improvements	\$	<u>200</u>	.00
Total	\$	<u>200</u>	.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:

This manufactured home is uninhabitable.  
A adjustment was made for condition

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ (date) at \_\_\_\_\_ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 25<sup>th</sup> day of October, 2011.

John Ferro Kay Ferro  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:

3200 COUNTY RD 721  
GUNNISON, CO 81230  
Telephone: 970-641-4671

Address:

200 E. Virginia, Ste 262  
Gunnison, CO 81230  
Telephone: 970-641-5300

Kristy McFarland  
County Assessor

Address:

221 N. Wisconsin St. Suite A  
Gunnison, CO 81230  
Telephone: 970-641-1085

Docket Number 57912