

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58104
Petitioner: JAMES GARBER/ PAMELA STEWART, v. Respondent: MONTROSE 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.: R0021570

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: \$260,000

(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 Montrose County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 18th day of November 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. 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

Docket Number: 58104
Single County Schedule Number: R0021570

STATE OF COLORADO
CD OF ASSESSMENT APPEALS

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STIPULATION (As to Tax Year 2011 Actual Value)

James Garber / Pamela Stewart

Petitioner,

vs.

Montrose 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 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:

3217 Yarrow Way

Montrose, Colorado 81401

Parcel # 3767-252-07-026

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	\$	65,000.00
Improvements	\$	210,270.00
Total	\$	<u>275,270.00</u>

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

Land	\$	65,000.00
Improvements	\$	210,270.00
Total	\$	<u>275,270.00</u>

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>65,000.00</u>
Improvements	\$	<u>195,000.00</u>
Total	\$	<u>260,000.00</u>

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:
Reanalysis of comparable sales indicated a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 9, 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 3rd day of November, 2011.

Pamela Stewart
Petitioner(s) or Agent or Attorney

Stephany Johnson
County Attorney for Respondent,
Board of Equalization

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MONTROSE, CO 81401

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Benjamin
County Assessor

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