

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60782
Petitioner: ROBERT ZACHARY , v. Respondent: LAKE 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.: 10215656

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$80,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 21st day of November 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

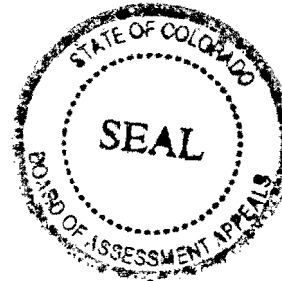
Debra A. Baumbach

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**

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Docket Number: 60782

Single County Schedule Number: 10215656

STIPULATION (As to Tax Year 2012 Actual Value)

Equity Trust Company, Robert Zachary,

Petitioner,

vs.

Lake COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 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:
Lot 16 Rose Subdivision 5460 County Road 10

2. The subject property is classified as Vacant Land (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2012:

Land	\$	<u>124,443.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>124,443.00</u>

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

Land	\$	<u>124,443.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>124,443.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2012 actual value for the subject property:

Land	\$	<u>80,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>80,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2012.

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

The lot is on an intersection of two streets, the comparables are more isolated. The comparable's views are much superior to the view from this lot.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Dec. 10, 2012 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 13 day of November 13, 2012.

[Signature]
Petitioner(s) or Agent or Attorney
Seth Murphy, No. 28768

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Docket Number 60782

[Signature]
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County Assessor

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