

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62044</b>
Petitioner: <b>BARBARA E. BUSHEY &amp; HAZEL KATHERINE WALISKY,</b>  v.  Respondent: <b>MONTROSE 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.: R0007597**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  
  

**Total Value:            \$40,680**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

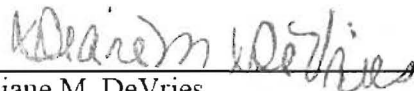
**ORDER:**


Respondent is ordered to reduce the 2013 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 25th day of September 2013.

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Diane M. DeVries

  
\_\_\_\_\_  
Debra A. Baumbach

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

  
\_\_\_\_\_  
Cara McKeller



SEP 10 2013  
MONTROSE COUNTY ATTORNEY

RECEIVED  
SEP 09 2013  
MONTROSE COUNTY ASSESSOR

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2013 SEP 19 AM 9:13

Docket Number: 62044  
Single County Schedule Number: R0007597

STIPULATION (As to Tax Year 2013 Actual Value)

BARBARA E BUSHEY

Petitioner,

vs.

MONTROSE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:  
SINGLE FAMILY RESIDENCE  
LOCATED AT 612 MAIN ST. NUCLA, CO 81424

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 2013:

Land	\$	<u>12,600.00</u>
Improvements	\$	<u>48,150.00</u>
Total	\$	<u>60,750.00</u>

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

Land	\$	<u>12,600.00</u>
Improvements	\$	<u>48,150.00</u>
Total	\$	<u>60,750.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land	\$	<u>12,600.00</u>
Improvements	\$	<u>28,080.00</u>
Total	\$	<u>40,680.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

7. Brief narrative as to why the reduction was made:  
AS A RESULT OF A FIELD INSPECTION, ADJUSTMENTS WERE MADE FOR EXCESSIVE PHYSICAL DEPRECIATION AND FUNCTIONAL OBSOLESCENCE. THE VALUE WAS DERIVED FROM SALES OF SINGLE FAMILY RESIDENCES LOCATED IN NUCLA THAT ARE SIMILAR IN AGE AND CONDITION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on NOVEMBER 4<sup>TH</sup> 2013 (date) at 8:30am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 10 day of SEPTEMBER, 2013.

Barbara Bushey  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization - PRN#19717

Address:  
BARBARA BUSHEY  
612 MAIN ST  
NUCLA, CO 81424-0503

Address:  
161 S. TOWNSEND AVE  
MONTROSE, CO 81402

Telephone: 970-864-2212

Telephone: 970-249-9424

[Signature]  
County Assessor

Address:  
320 S. FIRST ST  
P.O. BOX 1186  
MONTROSE, CO 81402

Telephone: 970-249-3753

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