

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63646
Petitioner: TONY AND KAREN BRADFORD , v. Respondent: CHAFFEE 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.: R368131218050

Category: Valuation Property Type: Commercial Real
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: \$175,000

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

DATED AND MAILED this 10th day of June 2014.

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.

Cara McKeller

Cara McKeller



<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO</p> <p>1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p>JASON W. BRADFORD, DALE ANTHONY BRADFORD TRUST, and KAREN JO HARPER BRADFORD TRUST, Petitioners,</p> <p>v.</p> <p>CHAFFEE COUNTY BOARD OF EQUALIZATION, Respondent.</p> <p>TONY BRADFORD AND KAREN BRADFORD, Petitioners</p> <p>v.</p> <p>CHAFFEE COUNTY BOARD OF EQUALIZATION, Respondent.</p>	<p>STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> <p>2014 MAY 23 AM 8:15</p> <p>BOARD USE ONLY</p>
<p>Attorneys for Petitioners:</p> <p>John B. Wasserman, #10011 Katherine M. Swan, #34738 Sender Wasserman Wadsworth, P.C. 1660 Lincoln Street, Suite 2200 Denver, Colorado 80264 (303) 296-1999 (303) 296-7600 facsimile E-mail: jwasserman@sww-legal.com; kswan@sww-legal.com</p> <p>Attorney for Chaffee County Board of Equalization: Jennifer A. Davis, #25072 104 Crestone Avenue P.O. Box 699 Salida, Colorado 81201 Telephone: (719) 530-5564 FAX: (719) 539-7442 Email: jdavis@chaffeecounty.org</p>	<p>Docket Nos. 63645, 63646</p>
<p>STIPULATION</p>	

Petitioners Jason W. Bradford, Dale Anthony Bradford Trust, and Karen Jo Harper Bradford Trust, by and through their representative Jason W. Bradford and their counsel of record Sender Wasserman Wadsworth, P.C., and the Chaffee County Board of Equalization, by and through its counsel of record, Jennifer A. Davis, hereby enter into this Stipulation regarding the tax year 2013 valuations of two subject properties, and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation.

Petitioners and Respondent agree and stipulate as follows:

1. The first property subject to this Stipulation ("First Subject Property") is described as: BLK 15 BEING PARCELS E & F BLK 16 BEING PARCELS L & K BLK 17 BEING PARCELS I & J BLK 18 BEING PARCELS H BLK 19 BEING PARCELS M & N BLK 21 BEING PARCELS Q & R VAC ALLEYS IN BLKS & VAC ZINC IRON WATER SLAG CONTROL & ASSAY STREETS.

2. The First Subject Property is classified as vacant commercial.

3. The First Subject Property is also known as Schedule Number R368131216057.

4. The County Assessor originally assigned the following actual value to the First Subject Property for tax year 2013:

Land:	<u>\$1,118,022.00</u>
Improvements:	<u>\$ 0.00</u>
Total:	<u>\$1,118,022.00</u>

5. Upon appeal by the Petitioners to the County Assessor, the Assessor lowered the actual value of the First Subject Property for the tax year 2013 to:

Land:	<u>\$649,745.00</u>
Improvements:	<u>\$ 0.00</u>
Total:	<u>\$649,745.00</u>

6. After timely appeal to the Board of Equalization, the Board of Equalization valued the First Subject Property as follows:

Land:	<u>\$649,745.00</u>
Improvements:	<u>\$ 0.00</u>
Total:	<u>\$649,745.00</u>

7. After further review and negotiation, the Petitioners and County Board of Equalization agree to the following tax year 2013 actual value for the First Subject Property:

Land:	<u>\$525,000.00</u>
Improvements:	<u>\$ 0.00</u>
Total:	<u>\$525,000.00</u>

8. The second property subject to this Stipulation (“Second Subject Property”) is described as: LOTS 1 THRU 7 & LOTS 22 THRU 28 BLK 18 PT VAC ALLEYWAY ADJ LOTS & PT VAC IRON & ZINC STS KORTZ REC 366379.

9. The Second Subject Property is classified as vacant commercial.

10. The Second Subject Property is also known as Schedule Number R368131218050.

11. The County Assessor originally assigned the following actual value to the Second Subject Property for tax year 2013:

Land:	<u>\$175,593.00</u>
Improvements:	<u>\$ 0.00</u>
Total:	<u>\$175,593.00</u>

12. After timely appeal to the Board of Equalization, the Board of Equalization valued the Second Subject Property as follows:

Land:	<u>\$175,593.00</u>
Improvements:	<u>\$ 0.00</u>
Total:	<u>\$175,593.00</u>

13. After further review and negotiation, the Petitioners and County Board of Equalization agree to the following tax year 2013 actual value for the Second Subject Property:

Land:	<u>\$175,000.00</u>
Improvements:	<u>\$ 0.00</u>
Total:	<u>\$175,000.00</u>

Valuation of the Second Subject Property at \$175,000.00 is consistent with the parties' previous Stipulation, filed with the Board of Assessment Appeals on March 31, 2014, that the actual value of the Second Subject Property for the tax year 2011 is \$175,000.00.

14. The valuations, as established above for the First Subject Property and the Second Subject Property, shall be binding only with respect to tax year 2013.

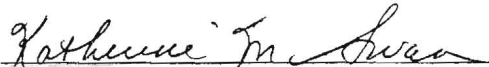
15. The parties agree that the above valuations are appropriate based on appraisals of the First Subject Property and the Second Subject Property performed by the appraisers for Respondent and Petitioners. The parties further agree that the market approach to value was the appropriate method of valuation. The market approach to valuation, in which the appraisers took into consideration sales of comparable properties, indicates that the actual value of the First Subject Property should be reduced to \$525,000.00, and that the actual value of the Second Subject Property should remain \$175,000.00. \$175,000.00 is the same value to which the parties stipulated for the 2011 tax year, which Stipulation was previously submitted to the Board of Assessment Appeals on March 31, 2014.

16. Both parties agree that the hearings scheduled before the Board of Assessment Appeals on May 27, 2014, at 8:30, should be vacated.


Dated this 23d day of May, 2014.

Respectfully submitted,

SENDER WASSERMAN
WADSWORTH, P.C.


Katherine M. Swan, #34738
Attorneys for Petitioners

CHAFFEE COUNTY BOARD OF
EQUALIZATION


Jennifer A. Davis, #25072
Attorney for Respondent

CERTIFICATE OF SERVICE

I do hereby certify that on the 23rd day of May, 2014, I served a true and correct copy of the **STIPULATION**, via hand delivery and/or United States mail, postage prepaid thereon, as indicated, to those persons listed below:

Via Hand Delivery (original and three copies)

Colorado State Board of Assessment Appeals
1313 Sherman Street, Suite 315
Denver, CO 80203

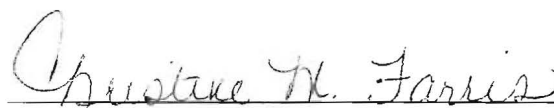
Via U.S. Mail and e-mail to jdavis@chaffeecounty.org

Jennifer Davis, County Attorney
For Chaffee County Board of Equalization
104 Crestone Avenue
PO Box 699
Salida, CO 81201

Via U.S. Mail

Brenda J. Mosby, Chaffee County Assessor
104 Crestone Avenue
PO Box 699
Salida, CO 81201

Jason W. Bradford
P.O. Box 9155
Peoria, IL 61614



For Sender Wasserman Wadsworth, P.C.