

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69211
Petitioner: RUSTY GRAVES 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.: R380715200809
Category: Valuation/Protest Appeal Property Type: Mixed Use
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$650,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 1st day of February 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
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Docket Number: 69211
Single County Schedule Number: R380715200809

STIPULATION (As to Tax Year 2016 Actual Value)

RUSTY GRAVES,

Petitioner,

vs.

CHAFFEE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2016 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:

Mixed use property with a single family residence and a commercial business.

2. The Subject property is classified as residential land and improvement and commercial land and improvement.

3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2016:

	Commercial	Residential	Total
Land	\$ 96,287.00	\$ 102,810.00	\$ 199,097.00
Improvement	<u>\$ 298,339.00</u>	<u>\$ 341,308.00</u>	<u>\$ 639,647.00</u>
Total	\$ 394,626.00	\$ 444,118.00	\$ 838,744.00

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

	Commercial	Residential	Total
Land	\$ 96,287.00	\$ 102,810.00	\$ 199,097.00
Improvement	<u>\$ 298,339.00</u>	<u>\$ 341,308.00</u>	<u>\$ 639,647.00</u>
Total	\$ 394,626.00	\$ 444,118.00	\$ 838,744.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2016 actual value for the subject property:

	Commercial	Residential	Total
Land	\$ 110,786.65	\$ 88,310.35	\$ 199,097.00
Improvement	<u>\$ 250,903.00</u>	<u>\$ 200,000.00</u>	<u>\$ 450,903.00</u>
Total	\$ 361,689.65	\$ 288,310.35	\$ 650,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2016 and 2015 (see *Cherry Hills Country Club v. Board of County Comm'rs*, 832 P.2d 1105, 1109 (Colo. Ct. App. 1992) requiring valuations for intervening years to equal prior years).
7. Brief narrative as to why the reduction was made:
The process produced additional information.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 23, 2017, at 8:30 AM be vacated.

DATED this 1st day of February, 2017.



Petitioner or Agent or Attorney

Petitioner or Agent or Attorney

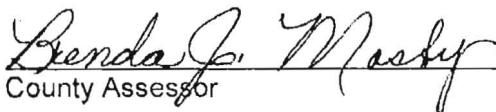
Address:
4710 E. Highway 50
Salida, CO 80203

Telephone: 719-207-1307



County Attorney for Respondent,
Chaffee County Board of Equalization

Address:
104 Crestone Ave.
P.O. Box 699
Salida, CO 81201
Telephone: 719.539.2218



County Assessor

Address:
104 Crestone Ave.
P.O. Box 699
Salida, CO 81201
Telephone: 719.539.4016

Docket Number 69211

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that on February 1st, 2017, I mailed or caused to be mailed via US Postal Service first class mail, postage prepaid; facsimile; and/or email, a true and correct copy of the foregoing **STIPULATION** addressed as follows:

Via US Postal Service and Facsimile (303.864.7719)
Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203

Hand Delivery
Rusty Graves
4710 E. Highway 50
Salida, CO 81201

By: 
Marcella Bradford