

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69785</b>
Petitioner: <b>COGLIANDRO, CHARLES EUGENE &amp; RISA ANN</b> v. Respondent: <b>GRAND COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: R076127**  
**Category: Abatement Appeal                      Property Type: Vacant Land**
2. Petitioner is protesting the 14-15 classification of the subject property.
3. The parties agreed that the 14-15 classification of the subject property should be: Residential rate of 7.96% for tax years 2014-2015, and adjust the assessed value for tax years 2014-2015.  

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 14-15 classification of the subject property, as set forth above. The Grand County Assessor is directed to change his/her records accordingly.

**DATED** this 26th day of January 2022.

**BOARD OF ASSESSMENT APPEALS**



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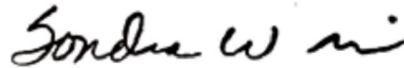
Diane M. DeVries

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

*Stephanie Cobos*

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Stephanie Cobos



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Sondra W. Mercier



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

County Schedule Number R076127  
Docket Number 69785

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**STIPULATION (As To Tax Years 2014-2015 Actual Value)**

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Duff and Phelps/Kroll LLC representing Cogliandro, Charles Eugene & Risa Ann

Petitioner

v.

Grand County Board of Equalization

Respondent

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Petitioner, Duff and Phelps/Kroll LLC representing Cogliandro, Charles Eugene & Risa Ann, and Respondent Grand County Board of Equalization hereby enter into this Stipulation regarding the tax years 2014-2015 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as Subd: FAIRWAYS AT POLE CREEK PH 2 Lot: 2-64 and is identified as Parcel Number: 1589-042-17-004 in Grand County Assessor's Office records.
2. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property based on the Commercial rate of 29% for tax years 2014-2015.

Cogliandro R076127	2014	2015
Total Actual Value	\$108,900	\$81,700
Total Assessed Value	\$31,581	\$23,693
Current Assessment Rate	29.00%	29.00%


3. Following the Colorado Supreme Court decision in *Mook v. Bd of Cty Cmm'rs* (18SC434); *Bd of Assessment Appeals v. Kelly* (18SC499) and *Bd. of Cty. Comm'rs v. Hogan*

(18SC544), the Petitioner and County Board of Equalization agree to classify the subject property at the Residential rate of 7.96% for tax years 2014-2015, and to adjust the assessed value for tax years 2014-2015.

Cogliandro R076127	2014	2015
Total Actual Value	\$108,900	\$81,700
New Total Assessed Value	\$8,668	\$6,503
New Assessment Rate	7.96%	7.96%

4. The valuation, as established above, shall be binding with respect to tax years 2014-2015, absent any unusual change in condition to the property.
5. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

Dated this 14<sup>th</sup> day of January, 2022.

  
Maxine LaBanc-Kroestue  
~~Christopher Leahy~~

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