

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70510</b>
Petitioner: <b>MARK &amp; CAROLYN LOWREY J/T</b>  v.  Respondent: <b>LAKE 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.: 10002121**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$96,713**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 29th day of November 2017.

**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.

*Christine Fontenot*

Christine Fontenot



2017 NOV 27 AM 10:00

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2017 NOV 27 AM 9:08

Docket Number: 70510

Single County Schedule Number: 10002121 New Account Number: R000650

STIPULATION (As to Tax Year 2017 Actual Value)

Mark and Carolyn Lowrey

Petitioner,

vs.

LAKE COUNTY BOARD OF EQUALIZATION.

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:  
vacant land consisting of 4.07 acres in the Gordon Acres  
subdivision.

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 2017:

Land	\$	<u>248,961.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>248,961.00</u>

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

Land	\$	<u>99,548.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>99,548.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land	\$	<u>96,713.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>96,713.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2017.

7. Brief narrative as to why the reduction was made:  
The property was previously valued at 61,170.00 per acre. A sale occurred in April 2013 in which 1.01 acre was valued at \$60,000.00. Therefore, the property will be valued at \$59,406 per 1.01 acre. A 60% reduction was also applied to the property because the subject property is larger than most lots in Gordon Acres.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 13, 2017 (date) at 8:30AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 21<sup>st</sup> day of November, 2017.

Camryn Lewis  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent  
Board of Equalization

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Leadville, CO 80461

Telephone: 719-544-6370

Telephone: 719-486-2121

[Signature]  
County Assessor

Address:  
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Leadville, CO 80461

Telephone: 719-486-4110

Docket Number 70510