

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76570
Petitioner: KRISTI J. COFFIN v. Respondent: ELBERT COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R110121
Category: Valuation/Protest Appeal Property Type: Mixed Use
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$140,500
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Elbert County Assessor is directed to change his/her records accordingly.

DATED this 9th day of March 2020.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

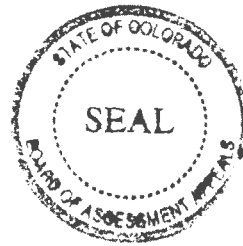
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 76570
Single County Schedule Number: R110121

STIPULATION (As to Tax Year 2019 Actual Value)

Kristi J Coffin,

Petitioner,

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

2020 JUN 09 11:29:29

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

28978 County Rd 17-21, Elizabeth, CO 80107

Legal: Section 9 Township 9 Range 64 NW4NE4 (41.82 Acres)

2. The subject property is classified as Mixed Res/Ag (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Land	\$	1,190.00
Improvements	\$	226,239.00
Total	\$	<u>227,429.00</u>

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

Land	\$	1,190.00
Improvements	\$	194,900.00
Total	\$	<u>196,090.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land	\$	<u>1,190.00</u>
Improvements	\$	<u>139,310.00</u>
Total	\$	<u>140,500.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:
After carefully reviewing the subject property with follow up inspection and further analysis. The property has such unique characteristics that made it difficult to validate previous valuation with superior comparable properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 27, 2020 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 29th day of January, 2020.

Kristi J Coffin
Petitioner(s) or Agent or Attorney

Bart Greer #41209
County Attorney for Respondent,
Board of Equalization

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Docket Number 76570