

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76578</b>
Petitioner: <b>MICHAEL AND PATRICIA LYNCH</b>  v. Respondent: <b>ELBERT COUNTY BOARD OF EQUALIZATION</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.: R115990**  
**Category: Valuation/Protest Appeal      Property Type: Other (Residential/Agricu**
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: \$305,000**  
 (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.

**Other (Residential/Agricultural)**

**DATED** this 25th day of November 2019.

**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

*Jesenia Araujo*  
\_\_\_\_\_  
Jesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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Docket Number: 76578

Single County Schedule Number: R115990

STIPULATION (As to Tax Year 2019 Actual Value)

Michael & patricia Lynch,

Petitioner,

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

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:

36715 Fiddleback Ranch

FIDDLEBACK RANCH REZONE Section: 34 Township: 7 Range: 62  
20 acres

2. The subject property is classified as Residential/Agri (what type of property).

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

Land	\$	1,110.00
Improvements	\$	336,281.00
Total	\$	337,391.00

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

Land	\$	1,110.00
Improvements	\$	336,281.00
Total	\$	337,391.00

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>1,110.00</u>
Improvements	\$	<u>303,890.00</u>
Total	\$	<u>305,000.00</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:

Both the petitioner and respondent agreed to the reduction in value based on the assessor's recommendation of \$305,000 to the BOE. Both parties agree to this value and agree to settle prior to the BAA Hearing currently unavailable.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Not Available (date) at TBD (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 28th day of October, 2019.

Patricia Lynch  
Petitioner(s) or Agent or Attorney

Bart Greer  
County Attorney for Respondent,  
Board of Equalization

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County Assessor

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