

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76659
Petitioner: GLENN P & NATASCHA M O'FLAHERTY v. Respondent: GRAND 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.: R310426
 Category: Valuation/Protest Appeal Property Type: Residential
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: \$590,000
 (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 Grand County Assessor is directed to change his/her records accordingly.

DATED this 5th 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

Gesenia Araujo

Gesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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BOARD OF ASSESSMENT APPEALS
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Docket Number: 76659

Single County Schedule Number: R 310426

STIPULATION (As to Tax Year 2019 Actual Value)

Glenn P. and Natascha M. O'Flaherty

Petitioner,

vs.

Grand 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:

Granby Ranch Filing 2, Lot 15 Adm Plat Amd

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

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

Land	\$	<u>50,000</u>	.00
Improvements	\$	<u>625,500</u>	.00
Total	\$	<u>675,500</u>	.00

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

Land	\$	<u>50,000</u>	.00
Improvements	\$	<u>559,810</u>	.00
Total	\$	<u>609,810</u>	.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>40,000</u>	.00
Improvements	\$	<u>550,000</u>	.00
Total	\$	<u>590,000</u>	.00

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:

Further review of adjustments to land and improvements
based on comparable sales

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 30, 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 7th day of January, 2020.

[Signature]
Petitioner(s) or Agent or Attorney
Natalie Flaherty Jean Flaherty

Address:

Telephone: _____

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:

308 BYERS

1107 SUDWICK SPRINGS

Telephone: _____

[Signature]
County Assessor

Address:

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1107 SUDWICK SPRINGS, CO

Telephone: 970 725-3117

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