

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LAURENCE C. HICKS, JR.,</p> <p>v.</p> <p>Respondent:</p> <p>EAGLE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Laurence C. Hicks, Jr. Address: 844 South Lewis Street Lakewood, CO 80226 Phone Number: (303) 986-6298 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38169</p>
<p>ORDER ON STIPULATION</p>	

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.: R009296
Category: Valuation **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 42,320.00
Improvements	<u>\$310,380.00</u>
Total	\$352,700.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Eagle County Assessor is directed to change her records accordingly.

DATED/MAILED this 28th day of February, 2002.

This decision was put on the record

February 27, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

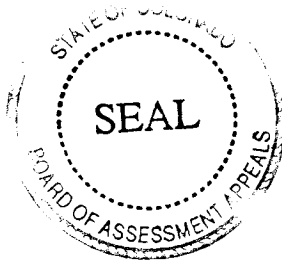
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38169



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. RO09296
Docket No. 38169

STIPULATION (As To Tax Year 2001 Actual Value)

Lawrence C. Hicks, Jr.,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION.

EAGLE COUNTY BOARD OF ASSESSMENT APPEALS
JUL 25 11:30
2001

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property.

The Petitioner and the Board agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Parcel # 2101-063-09-025
Schedule #R009296
2. The subject property is classified as Residential.
3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2001:

Land Value	\$ 49,450
Improvement Value	\$365,480
Total	\$414,930

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

Land Value	\$ 49,450
Improvement Value	\$365,480
Total	\$414,930

5. After further review and negotiation, Petitioner and Board agree to the tax year 2001 actual value for the subject property as follows:

Land Value	\$ 42,320
Improvement Value	\$310,380
Total	\$352,700

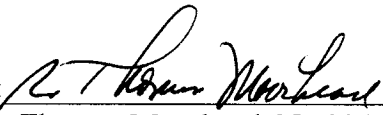
6. The valuation shall be binding with respect to only tax year 2001.

7. Brief narrative as to why the reduction was made:

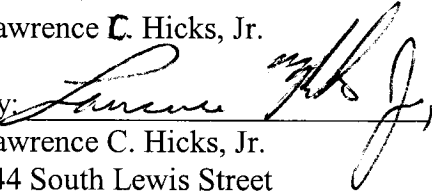
A review of sales of 1 bedroom units in the Lionshead area was conducted. The 1 bedroom units do not respond in the market as larger units do. A 15% adjustment downwards is indicated due to the 1 bedroom influence. The recommended value above is 15% less than the original value.

DATED this 19th day of February, 2002.

EAGLE COUNTY ATTORNEY

By: 
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Petitioner:
Lawrence C. Hicks, Jr.

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