

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GALENA PARTNERS AND KENSINGTON PARTNERS,</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: Tax Profile Services, Inc. Address: 2525 16th Street, Suite 225 Denver, CO 80211 Phone Number: (303) 477-4504 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38237</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.: R039178 and R047839
Category: Valuation Property Type: Vacant Land

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:

REFERENCE ATTACHED STIPULATIONS.

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 16th day of March, 2002.

This decision was put on the record

March 15, 2002

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

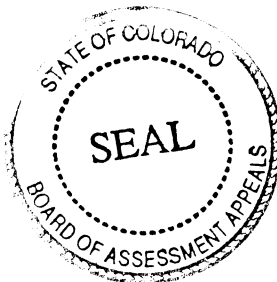
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38237



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. RO39178
Docket No. 38237

STIPULATION (As To Tax Year 2001 Actual Value)

Galena Partners,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION.

RECEIVED
02 MAR 15 AM 11:56
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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 # 2107-131-00-061
Schedule #RO39178

2. The subject property is classified as Vacant Land.

3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2001:

Land Value	\$4,791,970
Improvement Value	\$-0-
Total	\$4,791,970

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

Land Value	\$4,791,970
Improvement Value	\$-0-
Total	\$4,791,970

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	\$2,750,000
Improvement Value	\$-0-
Total	\$2,750,000

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

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

Upon further review of the property, it is determined that a site valuation is more appropriate. According to the PUD there are only two building sites allowed on this parcel. The majority of the parcel is excess land which adds no value due to protected open space and wildlife corridor. This lot along with R047839, Which includes two building sites and excess land, are being offered for \$5,500,000. The original asking price for the two parcels which is known as the Casteel Parcels was \$10,000,000, but was reduced because of excess land and topography.

DATED this 13th day of March, 2002.

EAGLE COUNTY ATTORNEY

By: R. Thomas Moorhead
R. Thomas Moorhead, No.22445
P. O. Box 850
Eagle, CO 81631
(970) 328-8685

Petitioner: Galena Partners

By: Jeffrey M. Monroe
c/o Jeffrey M. Monroe, Agent
Tax Profile Services, Inc.
2525 16th Street
Suite 225
Denver, CO 80211

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. R047839
Docket No. 38237

STIPULATION (As To Tax Year 2001 Actual Value)

Kensington Partners,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION.

RECEIVED
OCTOBER 15 AM 11:50
BOARD OF ASSESSMENT APPEALS

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 # 2107-124-00-057
Schedule #R047839

2. The subject property is classified as Vacant Land.

3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2001:

Land Value	\$3,549,560
Improvement Value	\$-0-
Total	\$3,549,560

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

Land Value	\$3,549,560
Improvement Value	\$-0-
Total	\$3,549,560

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	\$2,750,000
Improvement Value	\$-0-
Total	\$2,750,000

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

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

Upon further review of the property, it is determined that a site valuation is more appropriate. According to the PUD there are only two building sites allowed on this parcel. The majority of the parcel is excess land which adds no value due to protected open space and wildlife corridor. This lot along with R039178, which includes two building sites and excess land, are being offered for \$5,500,000. The original asking price for the two parcels which is known as the Casteel Parcels was \$10,000,000, but was reduced because of excess land and topography.

DATED this 13th day of March, 2002.

EAGLE COUNTY ATTORNEY

By: R. Thomas Moorhead
R. Thomas Moorhead, No.22445
P. O. Box 850
Eagle, CO 81631
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Petitioner: Kensington Partners

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