

**BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**GENERAL COMMUNICATIONS, INC.,**

v.

Respondent:

**EAGLE COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Steve A. Evans  
Bridge & Associates  
Address: P.O. Box 280367  
Lakewood, CO 80228  
Phone Number: (303) 237-6997  
E-mail:  
Attorney Registration No.:

Docket Number: 38350

**ORDER (On Stipulation)**

**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 number RO10766

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	\$1,031,250.00
Improvements	<u>\$ 149,900.00</u>
Total	\$1,181,150.00

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 12<sup>th</sup> day of December, 2001.

This decision was put on the record

December 11, 2001

**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

*Mark R. Linné*

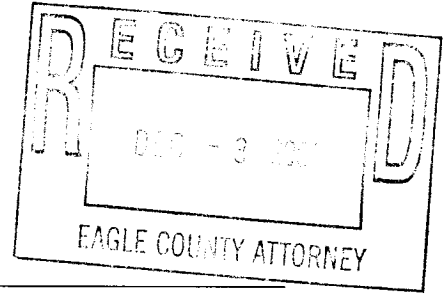
Mark R. Linné

*Penny S. Bunnell*  
Penny S. Bunnell

Docket Number 38350



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**



County Schedule No. RO10766  
Docket No. 38350

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**General Communications, Inc.,**

**Petitioner,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION.**

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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 # 2101-072-11-012  
Schedule #RO10766

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	\$1,031,250
Improvement Value	\$ 450,750
Total	\$1,482,000

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

Land Value	\$1,031,250
Improvement Value	\$ 447,940
Total	\$1,482,000

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	\$1,031,250
Improvement Value	\$ 149,900
Total	\$1,181,150

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

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

After an exterior site inspection of the property it was concluded that the improvement was in "tear down or salvage" condition. A Salvage value was then applied to the improvement equalizing the property with other properties of similar age and condition in this neighborhood.

DATED this 4<sup>th</sup> day of December, 2001.

EAGLE COUNTY ATTORNEY

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

Petitioner:  
General Communications, Inc.

By: [Signature]  
Steve A. Evans  
c/o Steve A. Evans  
Bridge & Associates  
P.O. Box 280367  
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