

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHRIS M. AND DIANE H. STEUBEN,</p> <p>v.</p> <p>Respondent:</p> <p>GARFIELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Chris M. and Diane H. Steuben Address: 0102 County Road 156 Glenwood Springs, CO 81601 Phone Number: (970) 945-5124 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38516</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.: R080138

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	\$408,860.00
Improvements	\$ 41,140.00
Total	\$450,000.00

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 Garfield County Assessor is directed to change her records accordingly.

DATED/MAILED this 22nd day of February, 2002.

This decision was put on the record

February 21, 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 38516



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 38516

Single County Schedule Number: R080138

STIPULATION (As to Tax Year 2001 Actual Value)

Chris M. & Diane H. Steuben,

Petitioner,

vs.

Garfield COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:

T 6 S Range 89 W A tr of land in E $\frac{1}{2}$ SE Sec 21 & W $\frac{1}{2}$ SW of Sec 22
cont. 5.64 Ac.

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 2001:

Land	\$	650,000	.00
Improvements	\$	<u>41,140</u>	.00
Total	\$	<u>691,140</u>	.00

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

Land	\$	<u>650,000</u>	.00
Improvements	\$	<u>41,140</u>	.00
Total	\$	<u>691,140</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$	<u>408,860</u>	.00
Improvements	\$	<u>41,140</u>	.00
Total	\$	<u>450,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

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

~~The above parcel is a residential site with one unit as the property exists on 1/1/01. However, this parcel was listed at \$1,100,000 during our time frame. The value was lowered to account for options and contingencies of prospective developer.~~

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 20, 2002 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 19th day of February, 2002.

Diane A. Steuber
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

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Shannon G. Hurst
County Assessor

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