

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b>  1313 Sherman Street, Room 315  Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JAYCO, LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EAGLE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Herb Klein  Address: 201 N. Mill Street  Aspen, CO 81611  Phone Number: (970) 925-8700  E-mail:  Attorney Registration No.:</p>	<p>Docket Number: 38611</p>
<p><b>ORDER (On Stipulation)</b></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:

REFERENCE ATTACHED STIPULATION.

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 STIPULATION.

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

This decision was put on the record

December 17, 2001

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

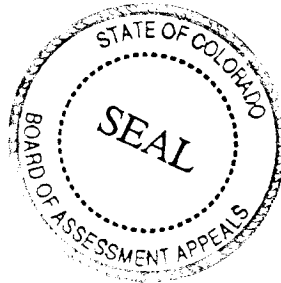
*Mark R. Linné*

Mark R. Linné

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

*Penny S. Bunnell*  
Penny S. Bunnell

Docket Number 38611



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule No. R044241  
Docket No. 38611

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

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**Jayco, LLC,**

**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 # 2465-023-04-001  
Sopris Meadows Parcel 2A  
Schedule #R044241

2. The subject property is classified as Commercial.

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

Land Value	\$ 469,460
Improvement Value	\$-
Total	\$ 469,460

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

Land Value	\$ 469,460
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Improvement Value	\$ -
Total	\$ 469,460

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	\$ 375,570
Improvement Value	\$-
Total	\$ 375,570

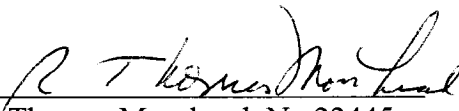
6. The valuation shall be binding with respect to only tax year 2001.

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


This undeveloped 4.7 acre parcel is part of a larger 26 acre tract of commercial property that was under litigation with the town of Basalt for approvals for development prior to May of 2001. The Assessor's office recommends an adjustment due to lack of approvals for development and lack of sales comparables for 2001. The current overall valuation for the 26 acre parcel is \$2,574,820 for four separate properties which are part of this appeal. The recommended overall negotiated value is \$2,000,000 at \$77,000/acre.

DATED this 11<sup>th</sup> day of December, 2001.

EAGLE COUNTY ATTORNEY

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

Petitioner:  
Jayco, LLC

By:   
Paul G. Adams  
P.O. Box 710  
Basalt, CO 81621  
c/o Herb Klein, Agent  
201 N. Mill Street  
Aspen, Colorado 81611

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule No. R044242  
Docket No. 38611

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

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**Jayco, LLC,**

**Petitioner,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION.**

---

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 # 2465-023-04-002  
Sopris Meadows Parcel 2C  
Schedule #R044242

2. The subject property is classified as Commercial.

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

Land Value	\$ 839,260
Improvement Value	\$-
Total	\$ 839,260

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

Land Value	\$ 839,260
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Improvement Value	\$-
Total	\$ 839,260

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	\$ 627,130
Improvement Value	\$-
Total	\$ 627,130

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

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

This undeveloped 8.5 acre parcel is part of a larger 26 acre tract of commercial property that was under litigation with the Town of Basalt for approvals for development prior to May of 2001. The Assessor's office recommends an adjustment due to lack of approvals for development and lack of sales comparables in the area for 2001. The current overall valuation for the 26 acre parcel is \$2,574,820 for 4 separate properties which are part of this appeal. The recommended overall negotiated value is \$2,000,000 at \$77,000/acre.

DATED this 11<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:

Jayco, LLC

By: Paul Adams  
Paul Adams  
P.O. Box 710  
Basalt, Colorado 81621  
c/o Herb Klein, Agent  
201 N. Mill Street  
Aspen, CO 81611

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule No. R044233  
Docket No. 38611

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

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**Jayco, LLC,**

**Petitioner,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION.**

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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 # 2465-023-02-001  
Sopris Meadows Parcel 2B  
Schedule #R044233

2. The subject property is classified as Commercial.

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

Land Value	\$ 496,620
Improvement Value	\$-
Total	\$ 496,620

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

Land Value	\$ 496,620
Improvement Value	\$-
Total	\$ 496,620

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	\$ 397,300
Improvement Value	\$ -
Total	\$ 397,300

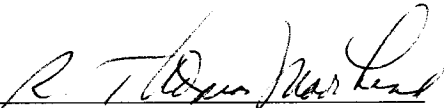
6. The valuation shall be binding with respect to only tax year 2001.

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

This undeveloped 5 acre parcel is part of a larger 26 acre tract of commercial property that was under litigation with the Town of Basalt for approvals for development prior to May of 2001. The Assessor's office recommends an adjustment due to lack of sales comparables in the area for 2001. The current overall valuation for the 26 acre parcel is \$2,574,820 for 4 separate properties which are part of this appeal. The recommended overall negotiated value is \$2,000,000 at \$77,000/acre.


DATED this 17<sup>th</sup> day of December, 2001.

EAGLE COUNTY ATTORNEY

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

Petitioner:

Jayco, LLC

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c/o Herb Klein, Agent  
201 N. Mill Street  
Aspen, Colorado 81611



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule No. R044234  
Docket No. 38611

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

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**Jayco, LLC,**

**Petitioner,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION.**

---

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 # 2465-023-02-002  
Sopris Meadows Parcel 2D  
Schedule #R044234

2. The subject property is classified as Commercial.

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

Land Value	\$ 769,480
Improvement Value	\$-
Total	\$ 769,480

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

Land Value	\$ 769,480
Improvement Value	\$-
Total	\$ 769,480

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	\$ 600,000
Improvement Value	\$-
Total	\$ 600,000

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

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

This undeveloped 7.8 acre parcel is part of a larger 26 acre tract of commercial property that was under litigation with the Town of Basalt for approvals for development prior to May of 2001. The Assessor's office recommends an adjustment due to lack of approvals for development and lack of sales comparable in the area for 2001. The current overall valuation for the 26 acre parcel is \$2,574,820 for 4 separate properties which are part of this appeal. The recommended overall negotiated value is \$2,000,000 at \$77,000/acre.

DATED this 17<sup>th</sup> day of December, 2001.

EAGLE COUNTY ATTORNEY

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