

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GROUSE VALLEY LLC,</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: Gladys W. Joyet Address: 5350 Yellowstone St. Littleton, CO 80123 Phone Number: (303) 925-8308 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39207</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.: R007032
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	\$ 45,040.00
Improvements	<u>\$330,260.00</u>
Total	\$375,300.00

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.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

February 27, 2002

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 39207



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule No. R007032
Docket No. 39207

STIPULATION (As To Tax Year 2001 Actual Value)

Grouse Valley LLC,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION.

BOARD OF ASSESSMENT APPEALS
OCT 26 2001
10:11 AM

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 # 210312206004
Schedule #R007032
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	\$ 56,700
Improvement Value	\$418,910
Total	\$475,610

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

Land Value	\$ 56,700
Improvement Value	\$418,910
Total	\$475,610

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	\$ 45,040
Improvement Value	\$330,260
Total	\$375,300

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

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

An interior on site inspection of the unit was performed on 02/06/02. Inventory and square footage corrected per interior site inspection. There were no sales in the subject complex within the appropriate time frame. After corrections were made, it was necessary to re-evaluate comparables used in original valuation. Sales from surrounding neighborhood were considered including: Sandstone Park Condos, Hillside condos, Lion's Mane Condos, Eiger Chalets Condos and Vail Point Townhomes. Above value recommendation is a result of the corrections.

DATED this 19th day of February, 2002.

EAGLE COUNTY ATTORNEY

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

Petitioner:
Grouse Valley LLC

By: Gladys W. Joyet 2-15-01
Gladys W. Joyet
5350 Yellowstone Street
Littleton, CO 80123