

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WILMER N. & LUCIA B. RUONA,</p> <p>v.</p> <p>Respondent:</p> <p>TELLER COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Wilmer N. & Lucia B. Ruona Address: 13440 Teller County 1 Florissant, CO 80816 Phone Number: (719) 748-1471 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39346</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.: R0005769
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	\$ 33,321.00
Improvements	<u>\$176,679.00</u>
Total	\$210,000.00

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 Teller County Assessor is directed to change his records accordingly.

DATED/MAILED this 3rd day of January, 2002.

This decision was put on the record

January 2, 2002

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 39346

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

Mark R. Linné

Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 39346
Single County Schedule Number: 1447.361010020/R0005769

STIPULATION (As to Tax Year 2001 Actual Value)

Wilmer N. & Lucia B. Ruona,

Petitioner,

vs.

Teller COUNTY BOARD OF EQUALIZATION,

Respondent.

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:
Lot 1 Block 1 Las Brisas Ranchettes

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	\$	<u>33,321.00</u>
Improvements	\$	<u>237,315.00</u>
Total	\$	<u>270,636.00</u>

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

Land	\$	<u>33,321.00</u>
Improvements	\$	<u>189,027.00</u>
Total	\$	<u>222,348.00</u>

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>33,321.00</u>
Improvements	\$	<u>176,679.00</u>
Total	\$	<u>210,000.00</u>

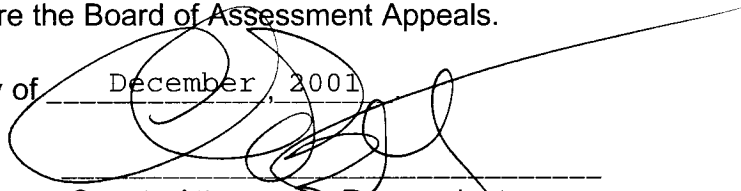
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
Inventory changes applied from information gathered from
interior inspection

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Jan 7, 2002 (date) at 10:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 28th day of December, 2001

Wilmer N. Ruona
Petitioner(s) or Agent or Attorney


County Attorney for Respondent,
Board of Equalization

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Florissant, CO 80816-9001

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Cripple Creek, CO 80813

Telephone: 689-2988

County Assessor

Address:
P.O. Box 1008
Cripple Creek, CO 80813

Telephone: _____

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