

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JAMES A BORSOS,</p> <p>v.</p> <p>Respondent:</p> <p>GUNNISON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: James A Borsos Address: 32640 Manrad Drive Wickenburg, AZ 85390 Phone Number: (928)684-8765</p>	<p>Docket Number: 41291</p>
<p align="center">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.: R013216

Category: Valuation

Property Type: Mixed Use

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The Gunnison County Assessor is directed to change his/her records accordingly.

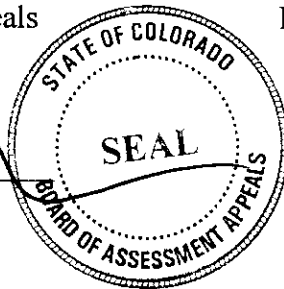
DATED/MAILED this 5th day of March, 2004.

This decision was put on the record

March 4, 2004

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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 41291
County Schedule Number R013216

STIPULATION AS TO TAX YEAR 2003 ACTUAL VALUE

JAMES A. BORSOS,

Petitioner

v.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

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COUNTY BOARD OF APPEALS

Petitioner, James Borsos, and Respondent Gunnison County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Lot 9, Riverland Industrial Park, Filing 1
2. The subject property is classified as:
Residential/Commercial
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Residential	\$206,830.00
Commercial	\$233,160.00
Total	<u>\$439,990.00</u>

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

Residential	\$164,100.00
Commercial	\$233,160.00
Total	<u>\$397,260.00</u>

5. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Residential	\$164,100.00
Commercial	\$185,900.00
Total	<u>\$350,000.00</u>

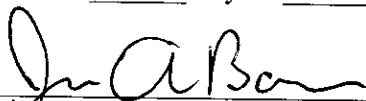
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

Upon further review of Mr. Borsos property characteristics, it was determined that for a mixed use property a disproportion amount of value was being contributed to the commercial use.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals be vacated.

Dated this 19TH day of FEBRUARY, 2004.



Petitioner or Attorney for Petitioner
Address: 32640 MANRAD DR
WICKENBURG, AZ 85390
Telephone: 928 684 8765



David Baumgarten, Atty. Reg. #6050
Gunnison County Attorney's Office
Gunnison County Board of Equalization
200 East Virginia, Suite 262
Gunnison, CO 81230
(970)641-5300

by  Deputy

Judith M. Smith
Gunnison County Assessor
221 N. Wisconsin, Ste A
Gunnison, CO 81230
(970)641-1085

Docket Number: 41291

CERTIFICATE OF SERVICE

I certify to the Board of Assessment Appeals that on the 1st day of March, 2004 I have mailed or hand delivered one complete copy of this Stipulation to the following:

Board of Assessment Appeals
1313 Sherman Street
Room 315
Denver, Colorado 80203

James A. Borsos
32640 Manrad Drive
Wickenburg, AZ 85390

A handwritten signature in black ink, appearing to read "Brendan Wilson", with a long horizontal flourish extending to the right.