

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHRIS ANDERSON,</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: Chris Anderson Address: 103 Anemore Drive Boulder, CO 80302 Phone Number: (720) 273-7737</p>	<p>Docket Number: 41300</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.: R030976

Category: Valuation

Property Type: Residential

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:

Land	\$ 48,000.00
Improvements	<u>\$352,000.00</u>
Total	\$400,000.00

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

DATED/MAILED this 13th day of February, 2004.

This decision was put on the record

February 12, 2004

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

Jackie J. Brown

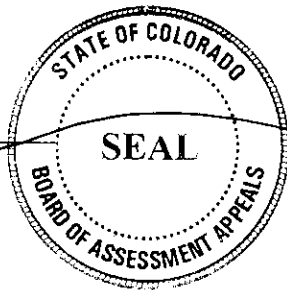
BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:

CHRIS ANDERSON,

v.

Respondent:

**EAGLE COUNTY BOARD OF
EQUALIZATION**

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Docket No. 41300

Schedule No(s): R030976

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2003 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 No. 210108261010
Schedule No. R030976

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 2003:

Land Value	\$ 68070
Improvement Value	\$ 455050
Total	\$ 571230

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

Land Value	\$ 62770
Improvement Value	\$460350
Total	\$523120

5. After further review and negotiation, Petitioner and Board agree to the tax year 2003 actual value for the subject property as follows:

Land Value	\$ 48000
Improvement Value	\$352000
Total	\$400000

6. The valuation shall be binding with respect to only tax year 2003.

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

Reduction is granted due to a physical inspection of the subject property and a review of the comparables used to establish value for the complex. It was discovered that several sales in the subject's complex were unqualified because they included "multiple" parcels. These units sold independently with a deeded parking space and should have been considered in the original analysis. The recommended value brings the subject in line with these sales.

DATED this 5 day of February, 2004.

EAGLE COUNTY ATTORNEY

By: Diane H. Mauriello
Diane H. Mauriello, County Attorney

Petitioner:

By: Chris Anderson and Jennifer Anderson
Chris Anderson and Jennifer Anderson
103 Anemone Drive
Boulder, CO 80303