

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GARY LEE PATTON,</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: Gary Lee Patton Address: P. O. Box 1439 Avon, CO 81620 Phone Number: 970-926-2031</p>	<p>Docket Number: 41302</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.: R048826

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	\$50,540.00
Improvements	<u>\$374,830.00</u>
Total	\$425,370.00

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 29th day of January, 2004.

This decision was put on the record

January 28, 2004

BOARD OF ASSESSMENT APPEALS

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

Mary J. Helfer
Mary J. Helfer



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:
GARY LEE PATTON

v.

Respondent:
**EAGLE COUNTY BOARD OF
EQUALIZATION**

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Docket No. 41302

Schedule No(s): R048826

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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. 210510218006
Schedule No. R048826

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	\$ 58170
Improvement Value	\$ <u>430790</u>
Total	\$ 488960

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

Land Value	\$ 58170
Improvement Value	<u>\$391830</u>
Total	\$450000

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	\$ 50540
Improvement Value	<u>\$374830</u>
Total	\$425370 ✓ <i>GLP</i>

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

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

During a CBOE appeal, it was found that a reduction in value was warranted for Pinecone Lodge units based on comparable sales in the area. The neighborhood was revalued resulting in a lower value. The new value is reflected above.

DATED this 22nd day of January, 2004.

EAGLE COUNTY ATTORNEY

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

Petitioner:

By: *GARY LEE PATTON*
GARY LEE PATTON
P.O. Box 1439
AVON, CO 81620