

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MELVIN R BRODY,</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: Melvin R Brody Address: 229 Cook St Denver, CO 80206 Phone Number: (303) 321-0094</p>	<p>Docket Number: 41411</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.: R001515

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	\$275,000.00
Improvements	<u>\$255,000.00</u>
Total	\$530,000.00

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 5th day of January, 2004.

This decision was put on the record

January 2, 2004

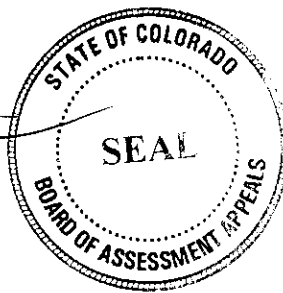
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A Baumbach
Debra A. Baumbach

Jackie J. Brown



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

Petitioner:

MELVIN R. BRODY, TRUSTEE

v.

Respondent:

**EAGLE COUNTY BOARD OF
EQUALIZATION**

Diane H. Mauriello, No. 21355
Bryan R. Treu, No. 29577
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Docket No. 41411

Schedule No(s): R001515

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STATE OF COLORADO
BO OF ASSSMENT 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. 210112416002
Schedule No. R001515

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 \$ 275000
Improvement Value \$ 327090

Total \$ 602090

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

Land Value	\$275000
Improvement Value	\$327090
Total	\$602090

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	\$275000
Improvement Value	\$255000
Total	\$530000

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 in determining value for the neighborhood. According to public records, the subject was built in 1977. It was discovered to be in its original condition, with no significant upgrades, yet well maintained.

There were 9 sales in the subject's neighborhood during the appropriate timeframe, which are similar in size, age and quality. However, most have been remodeled over the years and represent what older homes that have been updated sell for.

The most comparable properties are similar in size, age, and have had no significant upgrades. The recommended value brings the subject's value in line with these sales.

DATED this 21st day of December 2003.

EAGLE COUNTY ATTORNEY

By: [Signature]
Diane H. Mauriello, County Attorney

Petitioner:

Taxpayer name

By: Melvin R. Brody, Trustee.
MELVIN R. BRODY, TRUSTEE
229 COOK ST
DENVER, CO 80206