

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>A2Z HOLDINGS LLC,</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: Michael A Smith Jacobs, Chase, Frick, Klienkopf & Kelley LLC</p> <p>Address: 1050 17th Street Suite 1500 Denver, CO 80265</p> <p>Phone Number: (303) 389-4643</p> <p>Attorney Reg. No.: 10699</p>	<p>Docket Number: 42430</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.: R051695

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	\$3,300,000.00
Improvements	<u>\$4,700,000.00</u>
Total	\$8,000,000.00

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.

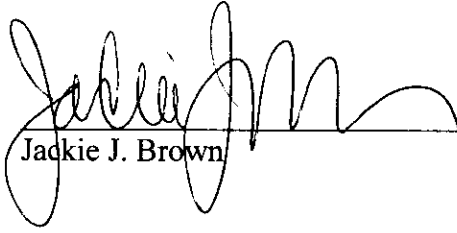
The Eagle County Assessor is directed to change his/her records accordingly.

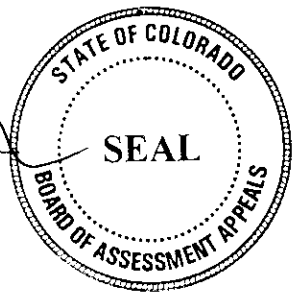
DATED/MAILED this 17th day of March, 2004.

This decision was put on the record

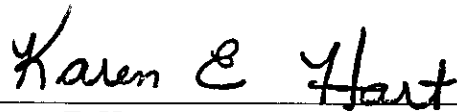
March 16, 2004


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**

1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:

A2Z HOLDINGS LLC

v.

Respondent:

**EAGLE COUNTY BOARD OF
EQUALIZATION**

Diane H. Mauriello, No. 21355
Bryan R. Treu, No. 29577
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Docket No. 42430

Schedule No(s): R051695

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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. 210107112022
Schedule No. R051695

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	\$ 3300000
Improvement Value	\$ 6625450
Total	\$ 9925450

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

Land Value	\$3300000
Improvement Value	\$6625450
Total	\$9925450

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	\$3300000
Improvement Value	\$4700000
Total	\$8000000

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 an analysis of the subject property in relation to the comparables used. A review of the subject indicated that it was valued on the high end of the spectrum. The subject is a newly constructed home, which was estimated to be at 75% complete for 1/1/2003. Values have steadily increased in the Forest Road area, but due to a relatively limited number of sales of newly constructed, high-end homes in this very exclusive area, the data is inconsistent and difficult to analyze statistically. The recommended value reflects the value of the improvements at 75% complete, and brings the subject's value in line with the median of the comparables used in the analysis.

8. Both parties agree that the hearing scheduled before the Board of Assessment appeals on March 26, 2004 at 10:30 a.m. be vacated.

DATED this 10th day of March 2004.


EAGLE COUNTY ATTORNEY

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

Petitioner:

A2Z HOLDINGS LLC

By:


c/o Michael A. Smith, Agent

Jacobs Chase Frick Kleinkopf & Kelley LLC

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