

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>OMINI FINANCIAL SERVICES INC.,</p> <p>v.</p> <p>Respondent:</p> <p>GRAND COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Omini Financial Services, Inc. C/o Donald S. Oberfeld</p> <p>Address: 3033 E. 1st Avenue, Ste. 830 Denver, CO 80203</p> <p>Phone Number: 303-779-6652</p>	<p>Docket Number: 43453</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.: 158902312003

Category: Refund/Abatement Property Type: Vacant Land
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:

Total \$259,020.00

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

DATED/MAILED this 21st day of July, 2004.

This decision was put on the record

July 20, 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**

Docket Number: 43453
Single County Schedule Number: 158902312003

STIPULATION (As to Abatement/Refund for Tax Year 2003)

OMINI FINANCIAL SERVICES, INC.

Petitioner,

vs.

GRAND COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent 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.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
Lot 3, Bear Dance Corral, Sub Ex, SE4SW4 SC 2, T1S T76W,
Desc at Rec #2001-007989

2. The subject property is classified as vacant land (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>304,370</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>304,370</u>	.00

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

Land	\$	<u>304,370</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>304,370</u>	.00

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

Land	\$	<u>259,020</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>259,020</u>	.00

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

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

A review of comparable sales indicates the above value is appropriate. This value represents market value as of June 30, 2003.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 23, 2004 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 9 day of JULY 2004.



Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Commissioners

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County Assessor

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Docket Number 43453