

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44841</b>
Petitioner: <b>RET PROPERTIES INC,</b>  v.  Respondent: <b>EAGLE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R051404**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,100,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 1st day of August 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 31, 2006

*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

*Keela Steele*  
Keela Steele



<p><b>BOARD OF ASSESSMENT APPEALS</b>  <b>STATE OF COLORADO</b>  1313 Sherman Street, Room 315  Denver, CO 80203</p> <hr/> <p><b>Petitioner:</b>  <b>RET PROPERTIES INC</b></p> <p>v.</p> <p><b>Respondent:</b>  <b>EAGLE COUNTY BOARD OF EQUALIZATION</b></p> <hr/> <p>Bryan R. Treu, No. 29577  Eagle County Attorneys' Office  P.O. Box 850  Eagle, Colorado 81631  970.328.8685  Fax: 970.328.8699</p>	<p style="text-align: center;">COURT USE ONLY</p> <hr/> <p>Docket No. 44841</p> <p>Schedule No(s): R051404</p> <div style="text-align: right;"> STATE OF COLORADO  CO OF ASSESSMENT APPEALS  2006 JUL 31 AM 7:40 </div>
<p><b>STIPULATION</b></p>	

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2005 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. 2107-161-06-013  
Schedule No. R051404

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 2005:

Land Value	\$ 300,000
Improvement Value	\$ 1,155,520
Total	\$ 1,455,520

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

Land Value	\$ 186,000
Improvement Value	\$1,144,520
Total	\$1,330,520

5. After further review and negotiation, Petitioner and Board agree to the tax year 2005 actual value for the subject property as follows:

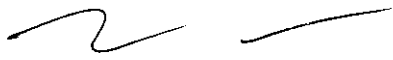
Land Value	\$ 226,710
Improvement Value	\$ 873,290
Total	\$1,100,000

6. The valuation shall be binding with respect to only tax year 2005.

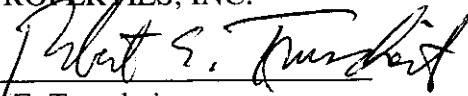
7. Brief narrative as to why the reduction was made: According to comparable sales from the subject neighborhood, value estimate supports protestor's conclusion.

DATED this 15<sup>th</sup> day of July, 2006.

EAGLE COUNTY ATTORNEYS' OFFICE

By:   
Bryan R. Treu, No. 29577

Petitioner:  
RET PROPERTIES, INC.

By:   
Robert E. Truscheit  
P.O. Box 7659  
Avon, CO 81620