

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44882</b>
Petitioner:  <b>ANGELO MARIANI ,</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.: R032343**

**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:            \$1,158,590**

(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 9th day of August 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 8, 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 STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p><b>Petitioner:</b> <b>ANGELO MARIANI</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 Phone: 970.328.8685 Fax: 970.328.8699</p>	<p style="text-align: center;"><b>COURT USE ONLY</b></p> <hr/> <p>Docket No. 44882</p> <p>Schedule No(s): R032343</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">2006 AUG -4 P11 4:48</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p>
<b>STIPULATION</b>	

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. 194333401024
  - Schedule No. R032343
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	\$ 393,750
Improvement Value	\$ 1,054,290
Total	\$ 1,448,040
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land Value	\$ 393,750
Improvement Value	\$1,054,290
Total	\$1,448,040

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	\$ 393,750
Improvement Value	\$ 764,840
Total	\$1,158,590


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

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


After an external site inspection of the subject property it was determined that the construction quality was overstated. Once the correction was made to our records the value was supported by the market sales of comparable properties of the same style located on the same street as the subject property.

DATED this 4<sup>th</sup> day of August, 2006.

EAGLE COUNTY ATTORNEYS' OFFICE

By:   
 Bryan R. Treu, No. 29577

Petitioner:

By:   
 Angelo M. Piani  
 1360 South Clarkson Street  
 Denver, CO 80210