

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45124</b>
Petitioner: <b>PAUL C. ZACHRY ,</b>  v.  Respondent: <b>LAKE 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.: 10351001F**  
  
**Category: Valuation      Property Type: Vacant Land**
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:            \$7,845**  
 (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 Lake County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 15th day of October 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

October 14, 2005

*Karen E Hart*

Karen E. Hart

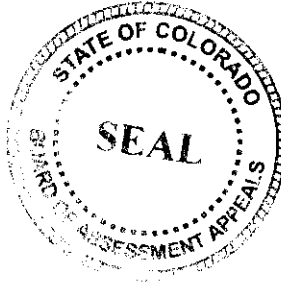
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Keela Steele*

Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **45124**  
Single County Schedule Number: **10351001**

---

STIPULATION (As to Tax Year 2005 Actual Value)

---

**PAUL C. ZACHRY**

Petitioner,

vs.

**LAKE COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:

**PART SE 1/4, SE 1/4, 11-11-80 CONTAINING 6.00 ACRES  
LYING EAST OF THE ARKANSAS RIVER**

2. The subject property is classified as **vacant land**.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	97,500.00
Improvements	\$	<u>0.00</u>
Total	\$	97,500.00

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

Land	\$	7,845.00
Improvements	\$	<u>0.00</u>
Total	\$	7,845.00

RECEIVED  
OCT 14 PM 12:19  
BOARD OF ASSESSMENT APPEALS

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

Land	\$	7,845.00
Improvements	\$	<u>0.00</u>
Total	\$	7,845.00

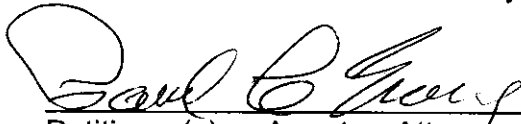
6. The valuation, as established above, shall be binding only with respect to tax year 2005.

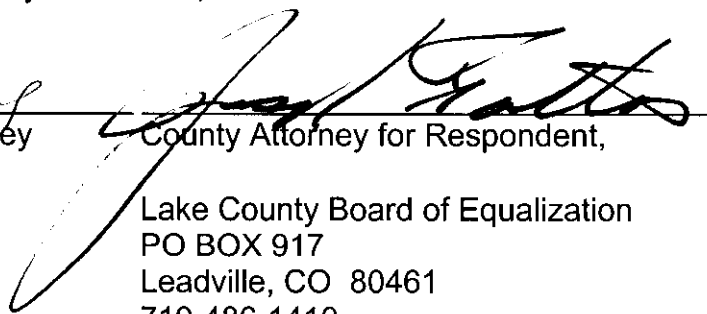
7. Brief narrative as to why the reduction was made:

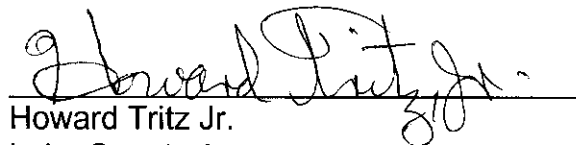
*The property was inspected and it was determined that the property has no access.*

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on a pending date be vacated.

**DATED** this 4th day of October, 2005.

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent,  
Lake County Board of Equalization  
PO BOX 917  
Leadville, CO 80461  
719-486-1410

  
\_\_\_\_\_  
Howard Tritz Jr.  
Lake County Assessor  
P O Box 28  
Leadville, CO 80461  
719-486-0413

Docket Number: **45124**