

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47884
Petitioner: MARTIN J. WOHNLICH , v. Respondent: EAGLE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R049267

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$275,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 20th day of August 2008.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

August 18, 2008

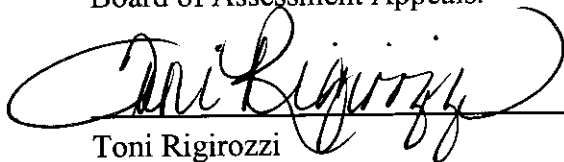


Karen E. Hart

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



Debra A. Baumbach



Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 47884
Single County Schedule Number: R049267

STIPULATION (As to Tax Year 2007 Actual Value)

MARTIN J. WOHNLICH,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

2019 Chamonix Lane, Vail CO.

2. The subject property is classified as **Residential**
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

Land	\$ 137,500.00
Improvements	\$ 320,360.00
Total	\$ 457,860.00

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

Land	\$ 137,500.00
Improvements	\$ 212,500.00
Total	\$ 350,000.00

5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Land	\$ 137,500.00
Improvements	\$ 137,500.00
Total	\$ 275,000.00

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

Subject property is half of a duplex residence in West Vail. Part of the home was a 1917 log home that has been moved to its current location; an addition of a master bed and bath was added in 1998. The original portion of the residence does not have a foundation. There is currently a restriction in place that states the subject may be rebuilt, but roof height cannot exceed the current roof height. The structure is currently single story. Expansion of the footprint is also limited. Comparable sales support a value of \$350,000, but do not account for the limited building potential. The Eagle County Assessor recommends the value should be lowered to \$275,000 total value to account for the limited redevelopment potential.

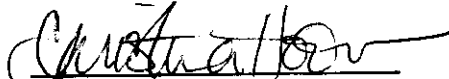
7. The valuation, as established above, shall be binding only with respect to tax year 2007.

8. A hearing has been scheduled before the Board of Assessment Appeals for September 19, 2008.

Dated this 12th day of AUGUST, 2008.



Martin J. Wohnlich
5611 Blue Sage Drive
Littleton, CO 80123



Christina Hooper
Assistant County Attorney
and Attorney for the Board of
Equalization
P.O. Box 850
Eagle, Colorado 81631
(970) 328-8685

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