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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                               | <b>Docket Number: 47948</b> |
| Petitioner:<br><b>ALAN F. &amp; LEONARD BORMAN &amp; JORDAN<br/>SCHARG,</b><br><br>v.<br>Respondent:<br><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.: R032826**

**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:            \$870,000**

(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 27th day of February 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
February 26, 2008

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Toni Rigirozzi*

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Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 47948  
Single County Schedule Number: R032826

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STIPULATION (As to Tax Year 2007 Actual Value)

**ALAN F. & LEONARD BORMAN & JORDAN SCHARG,**

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2008 FEB 25 AM 7:42

Petitioners 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.

Petitioners and Respondent agree and stipulate as follows:

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

**210 Offerson Road R-221  
St. James Place Unit R-221  
Parcel No. 2105-241-27-023**

2. The subject property is classified as **Condo**

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

|              |                |
|--------------|----------------|
| Land         | \$ 120,270.00  |
| Improvements | \$ 881,940.00  |
| Total        | \$1,002,210.00 |

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

|              |               |
|--------------|---------------|
| Land         | \$ 120,000.00 |
| Improvements | \$ 830,000.00 |
| Total        | \$ 950,000.00 |

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

|              |               |
|--------------|---------------|
| Land         | \$ 108,000.00 |
| Improvements | \$ 762,000.00 |
| Total        | \$ 870,000.00 |

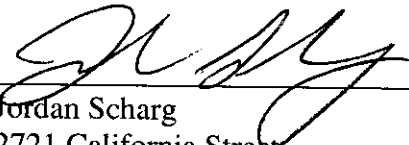
6. Brief narrative as to why the reduction was made:

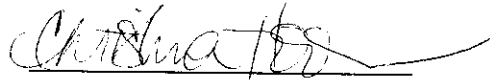
**The Assessor's Office determined that the location of this unit is inferior to the comparables that were used. Therefore, a reduction was recommended.**

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 April 4, 2008 at 8:30 a.m.

Dated this 8<sup>th</sup> day of February, 2008.

  
Jordan Scharg  
2721 California Street  
Denver, Colorado 80205

  
Christina Hooper  
Assistant County Attorney  
and Attorney for the Board of  
Equalization  
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Docket Number 47948  
File No. G-2007-36