

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48009
Petitioner: ANGELO MARIANI, 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.: R032343

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: \$1,360,000

(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 4th day of February 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 1, 2008

Karen E Hart

Karen E. Hart

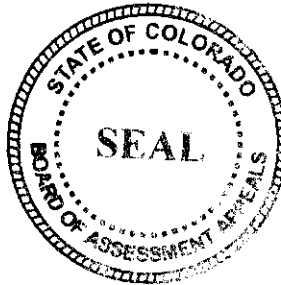
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 48009
Single County Schedule Number: R032343

STIPULATION (As to Tax Year 2007 Actual Value)

ANGELO MARIANI,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

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.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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Petitioners and Respondent agree and stipulate as follows:

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

**221 Foal Circle, Edwards
Parcel No. 1943-334-01-024**

2. The subject property is classified as **Residential Improved**

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

Land	\$ 918,750.00
Improvements	\$ 739,660.00
Total	\$1,658,410.00

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

Land	\$ 918,750.00
Improvements	\$ 523,410.00
Total	\$1,442,160.00

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	\$ 682,500.00
Improvements	\$ 677,500.00
Total	\$1,360,000.00

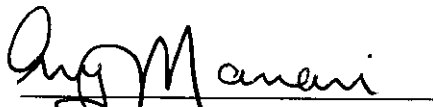
6. Brief narrative as to why the reduction was made:


After reviewing comparable sales during the assessment period, the Assessor's Office recommended a reduction in value.

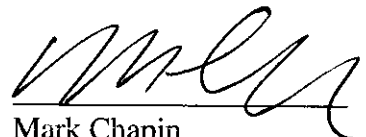
7. The valuation, as established above, shall be binding only with respect to tax year 2007.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

Dated this 15th day of January, 2008.


Angelo Mariani
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File No. G-2007-48