

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48084</b>
Petitioner:  <b>MARY LOU MORGAN PENTASUGLIO TRUST ,</b>  v. Respondent:  <b>CHAFFEE 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.: R316131401070**

**Category: Valuation      Property Type: Mixed Use**
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:            \$504,620**

(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 Chaffee County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 7th day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 6, 2008

*Karen E Hart*

Karen E. Hart

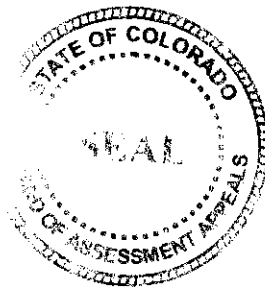
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 48084  
 Single County Schedule Number: 3161314-01-070

STIPULATION (As to Tax Year 2007 Actual Value)

Mary Lou Morgan Pentasuglio Trust

Petitioner,

vs.

Chaffee COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 MAY -5 AM 7:41  
 STATE OF COLORADO  
 COUNTY OF CHAFFEE

Petitioner(s) 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(s) and Respondent agree and stipulate as follows:

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

Lot 4 Blk 1 Rio Vista Sub

2. The subject property is classified as Residential/Commercial (what type of property).

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

Land	\$	95,370	.00
Improvements	\$	<u>489,070</u>	.00
Total	\$	<u>584,440</u>	.00

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

Land	\$	<u>95,370</u>	.00
Improvements	\$	<u>489,070</u>	.00
Total	\$	<u>584,440</u>	.00

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

Land	\$	<u>95,370.00</u>
Improvements	\$	<u>409,250.00</u>
Total	\$	<u>504,620.00</u>

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

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

The commercial part of this residents was pulled out and valued sepearate, then added back in resulting in this adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 28th (date) at 3:00 pm (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24 day of April, 2008.

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

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
P O Box 699  
104 Crestone Ave  
Salida, CO 81201

Telephone: \_\_\_\_\_

Telephone: (719) 539-2218

[Signature]  
County Assessor

Address:

\_\_\_\_\_  
P O Box 699  
104 Crestone Ave  
Salida, CO 81201

Telephone: (719) 539-4016

Docket Number 48084