

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48126</b>
Petitioner: <b>CRAIG E. AND MEDIATRICA T. GREAGER,</b>  v. Respondent: <b>SAN MIGUEL 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.: R2010091380**

**Category: Valuation      Property Type: Commercial Real**

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:            \$229,750**  
(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 San Miguel County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 18th day of April 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 16, 2008

*Karen E Hart*

Karen E. Hart

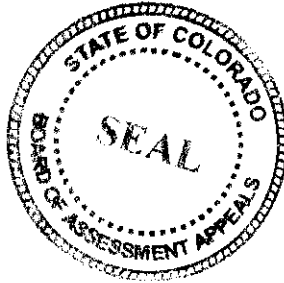
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 48126  
Single County Schedule Number: R2010091380

STIPULATION (As to Tax Year 2007 Actual Value)

Craig E. and Mediatrica T. Greager

Petitioner,

vs.

San Miguel COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 APR 16 PM 1:14

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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:  
1250 Grand Ave., Norwood CO 81423

2. The subject property is classified as commercial (what type of property).

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

Land	\$	159,750.00
Improvements	\$	80,000.00
Total	\$	<u>239,750.00</u>

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

Land	\$	159,750.00
Improvements	\$	80,000.00
Total	\$	<u>239,750.00</u>

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>159,750.00</u>
Improvements	\$	<u>70,000.00</u>
Total	\$	<u>229,750.00</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:

Certain characteristics specific to the property lower the value. In particular, the property is burdened by an ingress/egress easement that may hinder future development of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 24, 2008 (date) at 9:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 9<sup>th</sup> day of April, 2008

Craig E. Sheper  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

[Signature]  
Petitioner(s) or Agent or Attorney

Address:  
333 W. Colorado Av 3rd Floor  
P.O. Box 791  
Telluride, CO 81435  
Telephone: 970-728-3819

Address:  
P.O. Box 548  
Norwood, CO 81423  
Telephone: 970-428-2210

[Signature]  
County Assessor  
Address:  
P.O. Box 506  
Telluride, CO 81435  
Telephone: 970-728-3174

Docket Number 48126