

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51188
Petitioner: YOUNG JOINT LIVING TRUST, v. Respondent: PUEBLO 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.: 47-144-02-209

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$4,765

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 actual value of the subject property, as set forth above.

The Pueblo County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 25th day of March 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 24, 2009

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



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PUEBLO COUNTY ATTORNEY

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 51188
Single County Schedule Number: 47-144-02-209

STIPULATION (As to Tax Year 2008 Actual Value)

YOUNG JOINT LIVING TRUST

Petitioner(s),

vs.

PUEBLO COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2009 MAR 23 AM 7:43

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2008 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 218 Unit 2 Colorado City Amended

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2008:

Land	\$ <u>6,900</u> .00
Improvements	\$ _____ .00
Total	\$ <u>6,900</u> .00

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

Land	\$	<u>6,900</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>6,900</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2008 actual value for the subject property:

Land	\$	<u>4,765</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>4,765</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2008.

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

After further analysis of sales used at B.O.E. hearing, one comparable sale was determined non-representative at market (multiple purchases by out of state buyer), and another deserved a minor locational adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 26, 2009 at 10:30 a.m. be vacated before the Board of Assessment Appeals.

DATED this 16 day of MARCH, 2009.

*ALL RIGHTS RESERVED
WITHOUT PREJUDICE U.C.O. 1-207*

Ray Young, Trustee
Petitioner(s) or Agent or Attorney

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County Attorney for Respondent,
Board of Equalization

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