

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 51872

Petitioner:

BRADLEY STEWART ,

v.

Respondent:

TELLER 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.: R0004172

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$22,108
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 14th day of October 2009.

BOARD OF ASSESSMENT APPEALS

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: 51872
Single County Schedule Number: R0004172

STIPULATION (As to Tax Year 2009 Actual Value)

Bradley C. Stewart,

Petitioner,

vs.

Teller COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:
20-14-69 14939 May W SR

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 2009:

Land	\$	<u>49,709</u>	<u>.00</u>
Improvements	\$	<u> </u>	<u>.00</u>
Total	\$	<u>49,709</u>	<u>.00</u>

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

Land	\$	<u>39,797</u>	<u>.00</u>
Improvements	\$	<u> </u>	<u>.00</u>
Total	\$	<u>39,797</u>	<u>.00</u>

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$	<u>22,108.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>22,108.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

Taxpayer had claim surveyed, after reinspecting the land, it is apparent that there is no access and the topography is quite steep. The characteristics discovered justify a substantial market adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A (date) at N/A (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 5th day of October, 2009.

Bradley Stewart
Petitioner(s) or Agent or Attorney

Chris Brandt
County Attorney for Respondent,
Board of Equalization

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