

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 52850</b></p>
<p>Petitioner: <b>EARL SCHUYLER ET AL ,</b></p> <p>v.</p> <p>Respondent: <b>GUNNISON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p align="center"><b>ORDER ON STIPULATION</b></p>	

**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.: R015515**

**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:            \$348,000**  
(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 Gunnison County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 1st day of June 2010.

**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

*Cara McKeller*

Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2010 MAY 13 PM 12:15

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**CERTIFICATE OF SERVICE**

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**SCHEDULE NO. R015515**

**DOCKET NO. 52850**

**Petitioner:  
SCHUYLER, EARL, ET AL**

**Tax Year: 2009**

v.

**Respondent:  
Gunnison County Board of Equalization**

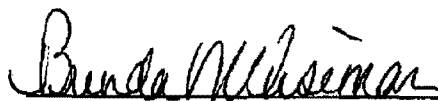
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I hereby certify that on this 18th day of May, 2010 I faxed one complete copies of the Stipulation As To Tax Year 2009 for BAA Docket No. 52850 to the following:

**Board of Assessment Appeals  
1313 Sherman Street  
Room 315  
Denver, Colorado 80203**

And I hereby certify that on this 18th day of May, 2010 I mailed via US First Class Mail, postage pre-paid, one complete copy of the Stipulation As To Tax Year 2009 for BAA Docket No. 52850 to the following:

**Ronald S. Loser  
Robinson, Waters & O'Dorisio  
1099 18<sup>th</sup> Street, Ste. 2600  
Denver, CO 80202-1926**



Signature of Person Certifying Service

**Gunnison County Attorney's Office on behalf of  
Gunnison County Board of Equalization  
200 East Virginia Avenue  
Gunnison, CO 81230**

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2010 MAY 18 PM 12:15

Docket Number: 52850  
Single County Schedule Number: R015515

STIPULATION (As to Tax Year 2009 Actual Value)

SCHUYLER, EARL & HERMANSON, JEFFREY

Petitioner,

vs.

GUNNISON 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:  
LOT S-4 SKYLAND INITIAL FILING

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$	435,000.00
Improvements	\$	.00
Total	\$	<u>435,000.00</u>

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

Land	\$	<u>435,000.00</u>
Improvements	\$	.00
Total	\$	<u>435,000.00</u>

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>348,000.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>348,000.00</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:  
DURING REVIEW OF THIS PROPERTY, GUNNISON COUNTY ASSESSOR'S OFFICE DETERMINED THAT THERE WAS A GOLF COURSE EASEMENT ON THIS PROPERTY. REANALYSIS OF THE MARKET COMPARABLES WAS CONDUCTED AND THE APPROPRIATE ADJUSTMENT WAS DETERMINED.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MAY 18, 2010 (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18th day of May, 2010.

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

Address:  
RONALD S. LOSER  
Robinson, Waters & O'Dorisio  
1099 18TH STREET, STE. 2600  
DENVER, CO 80202  
Telephone: (303) 297-2600

\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
THOMAS A. DILL  
DEPUTY COUNTY ATTORNEY  
200 E. VIRGINIA AVE., #262  
GUNNISON, CO 81230  
Telephone: (970) 641-5300

\_\_\_\_\_  
County Assessor

Address:  
KRISTY MCFARLAND  
221 N. WISCONSIN #A  
GUNNISON, CO 81230  
Telephone: (970) 641-1085

Docket Number 52850

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>348,000.00</u>
Improvements	\$	<u>                    .00</u>
Total	\$	<u>348,000.00</u>

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

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DATED this \_\_\_\_\_ day of \_\_\_\_\_.

 #1685  
Petitioner(s) or Agent or Attorney

\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

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