

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55639
Petitioner: GYPSUM RESIDENTIAL,LLC, v. Respondent: EAGLE 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.: R058127+3

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$2,953,852
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 19th day of July 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



Docket Number: **55639**
Multiple Schedule Numbers: (As set forth in Exhibit A)

STIPULATION (As to Tax Year 2010 Actual Values)

GYPSUM RESIDENTIAL, LLC,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding tax year 2010 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:

**Sky Legend @ Cotton Ranch
Filing 1, Parcel 1**

2. The subject properties are classified as **Vacant Land.**
3. Attachment "A" reflects the actual values of the subject properties as assigned by the Assessor for tax year 2010.
4. Attachment "B" reflects the actual values of the subject properties as determined by the Board of Equalization.

5. After review and negotiation, Petitioner and County Board of Equalization agree to the actual values for tax year 2010 for the subject properties as shown in Attachment "C".

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

The stipulated value was agreed upon by Petitioner and Eagle County during pre-hearing discussions.

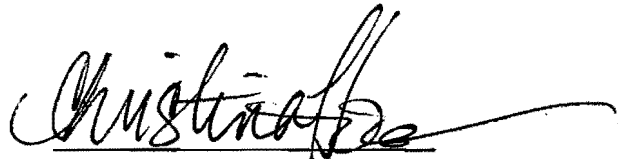
7. The stipulated values, as established by Attachment "C", shall be binding only with respect to tax year 2010.

8. A hearing has been scheduled before the Board of Assessment Appeals for August 1, 2011 at 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 11th day of July 2011.



Barry J. Goldstein #2218
Sterling Equities Inc.
950 S. Cherry Street, #320
Denver, CO 80246

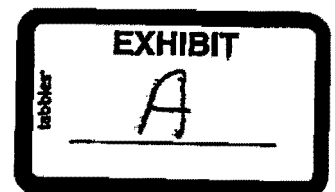


Christina Hooper
Assistant County Attorney
P O Box 850
Eagle, CO 81631

Gypsum Residential LLC
2010 BAA Stipulation
Docket #55639

Attachment A
Assessor Valuation

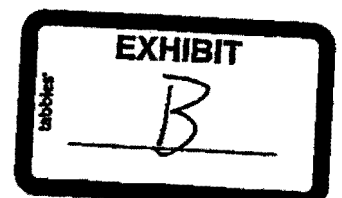
<u>Account #</u>	<u>2010 Land</u>	<u>2010 Total</u>
R059033	\$1,576,750	\$1,576,750
R058127	\$146,440	\$146,440
R064291	\$1,215,760	\$1,215,760
R064288	\$101,780	\$101,780
Total	\$3,040,730	\$3,040,730



Gypsum Residential LLC
2010 BAA Stipulation
Docket #55639

Attachment B
BOE Valuation

<u>Account #</u>	<u>2010 Land</u>	<u>2010 Total</u>
R059033	\$1,576,750	\$1,576,750
R058127	\$146,440	\$146,440
R064291	\$1,215,760	\$1,215,760
R064288	\$101,780	\$101,780
Total	\$3,040,730	\$3,040,730



Gypsum Residential LLC
2010 BAA Stipulation
Docket #55639

Attachment C
BAA Stipulated Value

<u>Account #</u>	<u>2010 Land</u>	<u>2010 Total</u>
R059033	\$1,531,700	\$1,531,700
R058127	\$142,256	\$142,256
R064291	\$1,181,024	\$1,181,024
R064288	<u>\$98,872</u>	<u>\$98,872</u>
Total	\$2,953,852	\$2,953,852

