

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57978
Petitioner: PAUL AND CAROLYN WHEELOCK , v. Respondent: MONTROSE 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.: R0016416

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$370,000

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

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 2nd day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

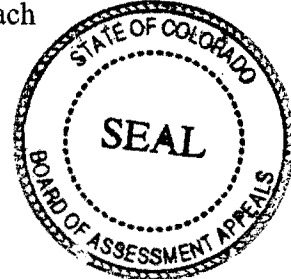
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS NOV 14 2011
STATE OF COLORADO BOARD OF ASSESSMENT APPEALS

Docket Number: 57978
Single County Schedule Number: R0016416

2011 NOV 17 PM 1:32

STIPULATION (As to Tax Year 2011 Actual Value)

Paul and Carolyn Wheelock

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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:

434 Cobble Drive, Montrose, CO 81403

Subd: COBBLE CREEK SUBD FILING NO 4 Lot: C-38 S: 5 T: 48 R: 9

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011:

Land	\$	93,600.00
Improvements	\$	297,830.00
Total	\$	391,430.00

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

Land	\$	93,600.00
Improvements	\$	297,830.00
Total	\$	391,430.00

DW
11-10-2011

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$	<u>93,600.00</u>
Improvements	\$	<u>276,400.00</u>
Total	\$	<u>370,000.00</u>

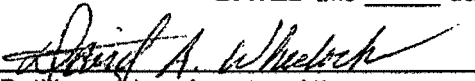
6. The valuation, as established above, shall be binding only with respect to tax year 2011.

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

Review of the applicable time trend and analysis of comparable sales specific to the subject property indicated a slightly lower value as of June 30, 2010.

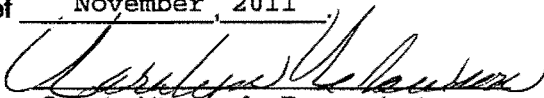
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 10 day of November, 2011



Petitioner(s) or Agent or Attorney

Address:
David Wheelock
Authorized Agent
1534 Spencer Street
Longmont, CO 80501
Telephone: 303-517-6699



County Attorney for Respondent,
Board of Equalization

Address:
Carolyn Clawson
Assistant County Attorney
161 South Townsend Avenue
Montrose, CO 81401
Telephone: 970-249-9424



County Assessor

Address:
Brad Hughes
320 South 1st Street
Montrose, CO 81401
Telephone: 970-249-3753

Docket Number 57978

BW
11-10-2011