

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58374
Petitioner: ERIC A. AND LINDA LOESCH v. Respondent: SAN MIGUEL 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 part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R2030099770

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2011 actual property type of the subject property.

3. The parties agreed that the 2011 value of the subject property should be reduced to:

Total Value: \$52,456.00
 (Reference Attached Stipulation)

4. The parties agreed that the 2011 actual property type of the subject property should be reclassified and should be :

Property Type: Agricultural
 (Reference Attached Stipulation)

5. 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 San Miguel County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 11th day of April 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

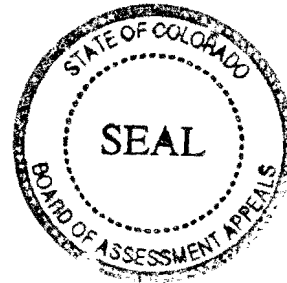
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKelvey

Cara McKelvey



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 58374

Single County Schedule Number: R2030099770

STIPULATION (As to Tax Year 2011 Actual Value)

Eric A. and Linda S. Loesch,

Petitioner,

vs.

San Miguel County 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:

38481 145 HWY, Norwood, CO 81423

SW4SE4 SEC 19 T45 R12 EXCEPT THAT PORTION CONVEYED TO SMC IN
DEED REC 7 9 40 BK 179 PG 452 (SEE ATTACHMENT FOR COMPLETE)

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	\$	65,815.00
Improvements	\$	36,998.00
Total	\$	<u>102,813.00</u>

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

Land	\$	65,815.00
Improvements	\$	36,998.00
Total	\$	<u>102,813.00</u>

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>15,458.00</u>
Improvements	\$	<u>36,998.00</u>
Total	\$	<u>52,456.00</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:

This was a land classification issue. The agricultural status was changed from agricultural to residential. Upon a field inspection it was determined that 10.77 acres should be re-classified as agricultural and 29.3 ac. of no-productive land is now re-classified as open space.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/22/2012 (date) at 01:00 PM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 20 day of March, 2012.

Eric A. Loesch
Petitioner(s) or Agent or Attorney
Linda S. Loesch

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Eric A. and Linda S. Loesch
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[Signature]
County Attorney for Respondent,
Board of Equalization

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Board of Equalization
P.O. Box 791
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[Signature]
County Assessor

Address:
San Miguel County Assessor
P.O. Box 506
Telluride, CO 81435
Telephone: 970-728-3174

Docket Number 58374

Legal

SW4SE4 SEC 19 T45 R12 EXCEPT THAT PORTION CONVEYED TO SMC IN DEED REC 7 9 40 BK 179 PG 452
ALSO PORTION OF LAND 7.8 A MOL BEING SE4SW4 SEC 19 T45 R12 LYING S AND E OF COLORADO STATE
HWY 145 TOTAL ACRES 40.07