

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60133</b>
Petitioner: <b>JOHN G. GEIST AND DANIEL P. GALLAGHER JR.,</b>  v. Respondent: <b>GUNNISON COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R033845**

**Category: Valuation      Property Type: Vacant Land**
  
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:            \$226,260**

(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 Gunnison County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 25th day of July 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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number: 60133

Single County Schedule Number: R033845

STIPULATION (As to Tax Year 2011 Actual Value)

Geist, John G. & Gallagher Daniel P. Jr.

Petitioner,

vs.

Gunnison 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:

PART OF MULTI FAMILY TRACT 4  
(BTWN SKYLAND DR AND ANDREWS CIRCLE)  
SKYLAND INITIAL FILING 1.10AC #596155

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 2011:

Land	\$	1,017,600.00
Improvements	\$	.00
Total	\$	<u>1,017,600.00</u>

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

Land	\$	<u>1,017,600.00</u>
Improvements	\$	.00
Total	\$	<u>1,017,600.00</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>226,260.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>226,260.00</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:

Parcel building density appears to be reduced based upon the subdivision's open-space requirements. Parcel was also deemed to be eligible for discounting.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 31, 2012 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 20th day of July, 2012

  
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Petitioner(s) or Agent or Attorney

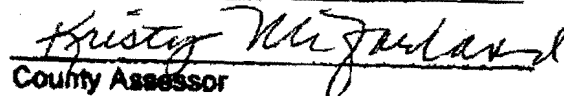
  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
John Geist  
P.O. Box 3828  
Crested Butte, CO 81224

Address:  
Office of the Gunnison County  
Attorney  
200 E. Virginia Avenue  
Gunnison, CO 81230

Telephone: 941-284-1522

Telephone: 970-641-5300

  
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County Assessor

Address:  
221 N. Wisconsin, Suite A  
Gunnison, CO 81230  
Telephone: 970-641-1085

Docket Number 60133