

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62089
Petitioner: GCH 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.: R012750

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$1,250,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 14th day of November 2013.

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

Melissa Nord

MN



STATE OF COLORADO
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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 62089
Eagle County Schedule Number: R012750

STIPULATION (As to Tax Year 2013 Actual Value)

GCH LLC

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent (collectively, the "Parties") hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

The Parties agree and stipulate as follows:

1. The property subject to this stipulation is described as:
Parcel No: 2101-122-19-004
Bighorn Sub Lot 7
Also known as: 4017 Lupine Drive

2. The subject property is classified as **Residential**.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land	\$ 1,020,280
Improvements	\$ 818,970
Total	\$ 1,839,250

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

Land	\$ 1,020,280
Improvements	\$ 818,970
Total	\$ 1,839,250

5. After review and negotiation, Petitioner and CBOE agree to the following tax year 2013 actual value for the subject property:

Land	\$ 1,020,280
Improvements	\$ 229,720
Total	\$ 1,250,000

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

The stipulated value was negotiated by the Parties for settlement purposes and to avoid the costs and uncertainty associated with a hearing on the matter.

7. The Parties expressly agree that the settled valuation established herein was accepted by the Parties for settlement purposes only, that they have resolved all disputes giving rise to the tax appeal and Petitioner expressly waives any right it may have to initiate a subsequent valuation protest or abatement petition for tax year 2013 relating to the property. The Parties further stipulate and agree that this Agreement does not constitute an admission of liability; that it does not constitute any factual or legal precedent whatsoever; and that it may not be used as evidence in any subsequent proceeding of any kind, except in an action alleging breach of this stipulation agreement.

8. A hearing has been scheduled before the Board of Assessment Appeals for December 2, 2013 at 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 11th day of November, 2013.



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