

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62636</b>
Petitioner: <b>NEIL ROSS ,</b>  v.  Respondent: <b>GARFIELD 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.: R082820**

**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:            \$559,770**

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

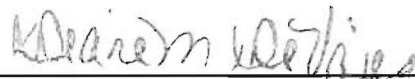
**ORDER:**


Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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


**DATED AND MAILED** this 21st day of March 2014.

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Diane M. DeVries

  
\_\_\_\_\_  
Debra A. Baumbach

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

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



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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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STIPULATION AS TO ACTUAL VALUE FOR TAX YEAR 2013

Schedule Number: R082820

Docket Number: 62636

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NEIL ROSS,  
Petitioner

v.

GARFIELD COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner and Respondent hereby enter into this Stipulation regarding tax year 2013 valuation of the subject property, 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 property subject to this stipulation is described as:

Parcel number: 239320304117

Address: 18a Upland, Carbondale, Colorado

Legal Description: Section: 20 Township: 7 Range: 88 Subdivision: ASPEN GLEN  
FLG 1 Lot: D-30B A RESUB OF LOT D-30

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:

Total Land and Improvements: \$652,000

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

Total Land and Improvements: \$629,400



5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Total Land and Improvements: \$559,770

6. The valuation, as established above, shall be binding only with respect to tax year 2013.


7. Both parties agree that a reduction in the established actual value of the subject property is appropriate because the value as set does not adequately account for comparable sales from the distressed market sales that occurred in the data collection period.

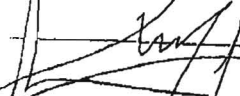
8. Both parties agree that the hearing scheduled before the Board of Adjustment Appeals on April 7, 2014 at 8:30 a.m. be vacated.

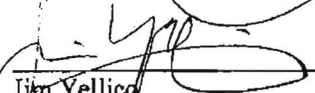
9. Both parties agree that each will bear its own attorney's fees and costs.

DATED this the 17<sup>th</sup> day of March, 2014

STIPULATED AND AGREED

  
\_\_\_\_\_  
Neil Ross, Petitioner  
100 South Spring Street  
Aspen, Colorado 81611  
Telephone: (970) 925-28001

  
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Chairman, John Martin  
Garfield County Board of Equalization  
108 8<sup>th</sup> Street, Suite 219  
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Telephone: (970) 945-9150

  
\_\_\_\_\_  
Jim Yellico,  
Garfield County Assessor  
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Telephone: (970) 945-9134