

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64772
Petitioner: STRATON FLATS HOMES, LLC, v. Respondent: EAGLE COUNTY BOARD OF COMMISSIONERS.	
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.: R063642+1

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$628,640

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

ORDER:

Respondent is ordered to reduce the 11-12 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 21st day of January 2015.

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 McKeller

Cara McKeller



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 64772

Eagle County Schedule Number: R063642 + R063646

STIPULATION (As to Tax Year 2011 and 2012 Actual Value)

STRATTON FLATS HOMES, LLC

Petitioner,

vs.

EAGLE COUNTY BOARD OF COUNTY COMMISSIONERS,

Respondent.

Petitioner and Respondent (collectively, the "Parties") hereby enter into this Stipulation regarding the tax year 2011 and 2012 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:

Stratton Flats PUD Filing 1, Parcels 13 & 14

2. The subject property is classified as **Future Development**.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011 and 2012:

Land	\$ 801,750
Improvements	\$ -0-
Total	\$ 801,750

4. After a timely appeal to the Eagle County Board of Commissioners (BoCC), the BoCC valued the subject property as follows:

Land	\$ 801,750
Improvements	\$ -0-
Total	\$ 801,750

5. After review and negotiation, Petitioner and BoCC agree to the following tax year 2011 and 2012 actual value for the subject property:

Land	\$ 628,640
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Improvements	\$ -0-
Total	\$ 628,640

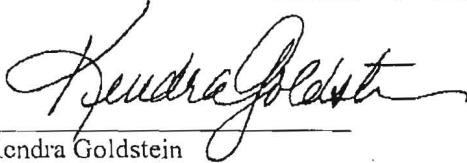
6. Brief narrative as to why the reduction was made:

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 2011 and 2012 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 February 10, 2015 and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 13th day of January, 2015.



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