

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65906
Petitioner: - PAUL & KATHLEEN EDSTROM v. Respondent: GUNNISON 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.: R008669

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$1,188,000

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

ORDER:

Respondent is ordered to reduce the 2015 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 20th day of November 2015.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Tisha Luna

Tisha Luna



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number: 65906

Single County Schedule Number: R008669

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STIPULATION (As to Tax Year 2015 Actual Value)

PAUL & KATHLEEN EDSTROM

Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:

Lot A Eubanks Acres (Less 60 Ft) & Lot 7 Spring Creek Resort
Development #543574 #552049

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 2015:

Land	\$	228,200	.00
Improvements	\$	1,561,720	.00
Total	\$	1,789,920	.00

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

Land	\$	228,200	.00
Improvements	\$	1,409,050	.00
Total	\$	1,637,250	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

Land	\$	<u>228,200.00</u>
Improvements	\$	<u>959,800.00</u>
Total	\$	<u>1,188,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2015.

7. Brief narrative as to why the reduction was made:
Direct comparison of the petitioner's property to sold properties in the same vicinity, with appropriate adjustments for any differences in size, construction quality and land attributes, indicated that a lower value was justified.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 24, 2015 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 8 day of November, 2015.

Paul Edstrom
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

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303-994-3021

Address:
200 E. Virginia St.
Gunnison CO 81230
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[Signature]
County Assessor

Address:
221 N. Wisconsin St
Gunnison CO 81230
Telephone: 970.641.1085

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