

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74530</b>
Petitioner: <b>ROBERT EARL GUTTRIDGE</b>  v. Respondent: <b>LAKE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: R003038+1**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$16,211**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 12th day of April 2019.

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.

*Yesenia Araujo*

Yesenia Araujo



STATE OF COLORADO  
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2019 APR 11 PM 4:07

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 74530

Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2018 Actual Value)

ROBERT EARL GUTTRIDGE

Petitioner

vs.

LAKE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as PAT M CLM (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2018.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2018 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2018.

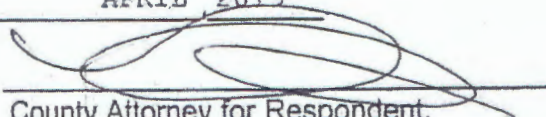
7. Brief narrative as to why the reduction was made:

PARCEL LOCATED AT A VERY HIGH ELEVATION MAKING ACCESS  
DIFFICULT. LAND IS UNDEVELOPED.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JULY 11, 2019 (date) at 8:30AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this \_\_\_\_\_ day of APRIL 2019

Robert Earl Guttridge  
Petitioner(s) or Agent or Attorney

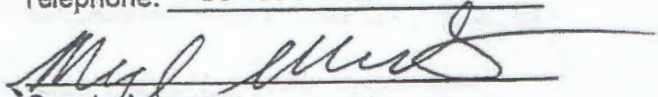
  
County Attorney for Respondent,  
Board of Equalization

Address:  
39 Auburn Aisle  
Irvine, Ca 92612

Address:  
POB 1977  
Leadville, OC 80461

Telephone: 719-400-8630

Telephone: 719-486-2121

  
County Assessor

Address:  
POB 28  
Leadville Co 08461

Telephone: 719-486-4110

Docket Number 74530

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**ATTACHMENT A**  
 Actual Values as assigned by the Assessor

Docket Number 74530

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R003038	\$ 67,321.00	\$ .00	\$ 67,321.00
R000222	\$ 42,688.00	\$ .00	\$ 42,688.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	<b>\$ 111,009.00</b>	<b>\$ 0.00</b>	<b>\$ 111,009.00</b>

STATE OF COLORADO  
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### ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 74530

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R003038	\$ 67,321.00	\$ .00	\$ 67,321.00
R000222	\$ 42,688.00	\$ .00	\$ 42,688.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 110,009.00	\$ 0.00	\$ 110,009.00

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**ATTACHMENT C**  
**Actual Values as agreed to by all Parties**

**Docket Number** 74530

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R003038	\$ 9,923.00	\$ .00	\$ 9,923.00
R000222	\$ 6,288.00	\$ .00	\$ 6,288.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 16,211.00	\$ 0.00	\$ 16,211.00

*Robert E. Guttridge*

#74530 Inbox



**Lindsey Parlin**

to baa@state.co.us

8:45 AM (17 minutes ago)

Hi there,

Thank you for chatting with me this morning. In regards to the classification of this property on this docket number it is a patented mining claim, but is also vacant land.

Please let me know if you need any further information.

Lindsey Parlin JD, MSLA, LLM

Parlin Law P.C.

Attorney and Counselor at Law