

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75557
Petitioner: BCP HOUSES & LOTS LLC v. Respondent: EAGLE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R067248+1
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$1,374,110
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 7th day of November 2019.

BOARD OF ASSESSMENT APPEALS

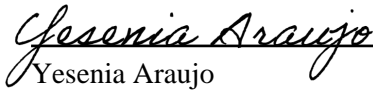


Diane M. DeVries

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



Debra A. Baumbach



Yesenia Araujo

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Docket Number: 75557

County Schedule Numbers: R067248 and R067249

STIPULATION (As to Tax Year 2019 Actual Value)

Petitioner,

BCP HOUSES AND LOTS LLC

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent (together, the "Parties") hereby enter into this Stipulation regarding the tax year 2019 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 No: 2109-252-12-001 & 2109-252-11-017
Site Address:
Legal: Frost Creek Filing 4 Future Development Parcel A & Frost Creek Filing 4 Future Development Parcel B
2. The subject property is classified as Vacant .
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

See Exhibit A, attached hereto.
4. After a timely appeal to the Board of County Equalization, the Board of Equalization valued the subject property as follows:

See Exhibit B, attached hereto.
5. After review and negotiation, Petitioner and County Board of County Equalization agree to the following tax year 2019 actual value for the subject property:

See Exhibit C, attached hereto.

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

Petitioner and Eagle County agreed to the negotiated value prior to the Board of Assessment Appeals hearing.

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 2019 or other action relating to the property or the tax appeal. 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. The valuation, as established above, shall be carried forward and applied for tax year 2020 pursuant to C.R.S. § 39-1-104 (10.2) unless the Assessor determines that as of January 1, 2020, there is an unusual condition as defined in C.R.S. § 39-1-104 (11) that would require a change in said level of value. Taxpayer does not waive the right to contest any determination made by the Assessor with respect to an unusual condition under C.R.S. § 39-1-104 that would change said level of value.

9. A hearing:

Has not yet been scheduled before the Board of Assessment Appeals.

Has been scheduled before the Board of Assessment Appeals for 12/4/19 at 8:30 a.m. and the parties request that the hearing be vacated based on the stipulation contained herein.

Dated this 11/6/2019.

DocuSigned by:
Ed Bosier
Petitioner Ed Bosier, Agent
BCP Houses and Lots, LLC
7238 S. Sundown Cir.

Phone: 303-347-8865
Email: ewbos@aol.com

DocuSigned by:
Katherine
Assistant County Attorney and Attorney for
the Board of Equalization
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EXHIBIT A

Schedule No.		Total for all Schedule Numbers:	
R067248	Land	\$896,100.00	\$1,421,490.00
	Improvements	\$0.00	
	Total	\$896,100.00	

Schedule No.		
R067249	Land	\$525,390.00
	Improvements	\$0.00
	Total	\$525,390.00

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EXHIBIT B

Schedule No.		Total for all Schedule	
R067248		Numbers:	\$1,421,490.00
	Land	\$896,100.00	
	Improvements	\$0.00	
	Total	\$896,100.00	

Schedule No.			
R067249			
	Land	\$525,390.00	
	Improvements	\$0.00	
	Total	\$525,390.00	

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EXHIBIT C

Schedule No.		Total for all Schedule	
R067248		Numbers:	\$1,374,110.00
	Land	\$866,230.00	
	Improvements	\$0.00	
	Total	\$866,230.00	

Schedule No.			
R067249	Land	\$507,880.00	
	Improvements	\$0.00	
	Total	\$507,880.00	

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