

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44842
Petitioner: GLENWOOD MEADOWS, LLC, v. Respondent: GARFIELD 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.: R041494+4

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$1,886,070

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

ORDER:

Respondent is ordered to reduce the 2005 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 11th day of February 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 9, 2006

Karen E Hart

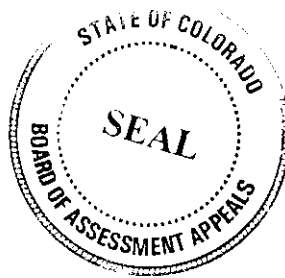
Karen E. Hart

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

Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 44842

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

STIPULATION (As to Abatement/Refund for Tax Year 2005)

Glenwood Meadows, LLC

Petitioner

vs.

Garfield COUNTY BOARD OF COMMISSIONERS,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 FEB -9 PM 12:14

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 Vacant Land (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 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 2005.

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

Petitioner brought forth sale information not known by the
Assessor at the time of CBOE hearings. The Assessor
determined that a value change is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 14, 2006 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of January, 2006

Barry J. Goldstein

Petitioner(s) or Agent or Attorney

Don DeFord

County Attorney for Respondent,
Board of Commissioners

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Shannon G. Hurst
County Assessor

Address:

Shannon Hurst
109 8th St. Suite 207
Glenwood Springs, CO 81601
Telephone: 970-945-9134

Docket Number 44842

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 44842

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R041494	\$ 62,450.00	\$.00	\$ 62,450.00
R041497	\$ 1,182,200.00	\$.00	\$ 1,182,200.00
R041499	\$ 18,970.00	\$.00	\$ 18,970.00
R041500	\$ 24,490.00	\$.00	\$ 24,490.00
R041501	\$ 1,138,500.00	\$.00	\$ 1,138,500.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 2,426,610.00	\$ 0.00	\$ 2,426,610.00

ATTACHMENT B

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

Docket Number 44842

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R041494	\$ 62,450 .00	\$.00	\$ 62,450 .00
R041497	\$ 1,182,200 .00	\$.00	\$ 1,182,200 .00
R041499	\$ 18,970 .00	\$.00	\$ 18,970 .00
R041500	\$ 24,490 .00	\$.00	\$ 24,490 .00
R041501	\$ 1,138,500 .00	\$.00	\$ 1,138,500 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
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	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 2,426,610 .00	\$ 0 .00	\$ 2,426,610 .00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 44842

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R041494	\$ 48,870.00	\$.00	\$ 48,870.00
R041497	\$ 925,200.00	\$.00	\$ 925,200.00
R041499	\$ 9,000.00	\$.00	\$ 9,000.00
R041500	\$ 12,000.00	\$.00	\$ 12,000.00
R041501	\$ 891,000.00	\$.00	\$ 891,000.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 1,886,070.00	\$ 0.00	\$ 1,886,070.00