

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45457</b>
Petitioner: <b>CLARENCE SOBBA ,</b>  v.  Respondent: <b>PARK COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0091393**  
     **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:            \$3,784**  
     (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 Park County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 28th day of July 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 27, 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  
Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

**RECEIVED**  
**JUL 24 2006**  
**PARK COUNTY**  
**ASSESSOR'S OFFICE**

Docket Number: 45457  
Single County Schedule Number: R0091393

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

CLARENCE SOBBA

Petitioner,

vs.

PARK COUNTY BOARD OF COMMISSIONERS,

Respondent.

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 property subject to this stipulation is described as:  
T09 R78 S19 MS #15591-WATERFALL-25%

2. The subject property is classified as NON-PRODUCING (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	<u>8,763.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>8,763.00</u>

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

Land	\$	<u>8,763.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>8,763.00</u>

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>3,784</u>	.00
Improvements	\$	<u>          </u>	.00
Total	\$	<u>3,784</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made:  
Due to current land use regulations established by Park County, the subject property is located above 11,500 elevation. Park County will not issue a building permit to any property above 11,500. Therefore, the property is deemed unbuildable. Adjustments for the subject property were decreased from \$220/acre to \$95/acre.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 8, 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 7 day of July, 2006

Clarence Silva  
Petitioner(s) or Agent or Attorney

Heidi A. Gordon  
County Attorney for Respondent,  
Board of Commissioners

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FAIRPLAY CO  
80440  
Telephone: 719.836.4219

[Signature]  
County Assessor

Address:  
PO BOX 636  
FAIRPLAY CO  
80440  
Telephone: 719.836.4331

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