

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45487</b>
Petitioner: <b>VILLAGE HOMES OF COLORADO,</b>  v.  Respondent: <b>GARFIELD 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.: R005572**  
  
**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:            \$1,044,000**  
 (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 24th day of February 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 23, 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**

Docket Number: 45487  
Single County Schedule Number: R005572

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STIPULATION (As to Tax Year 2005 Actual Value)

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VILLAGE HOMES OF COLORADO,

Petitioner,

vs.

GARFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:  
T6S R89W SEC.22; SESW. SEC27; NENW & NWNE.  
Except: Cardiff Glen Fla#1; Fla#2; Fla#3; & Fla#6;

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2. The subject property is classified as Multi Family (what type of property).

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

Land	\$	1,962,000	.00
Improvements	\$		.00
Total	\$	<u>1,962,000</u>	<u>.00</u>

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

Land	\$	1,962,000	.00
Improvements	\$		.00
Total	\$	<u>1,962,000</u>	<u>.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>1,044,000</u>	.00
Improvements	\$	<u>                    </u>	.00
Total	\$	<u>1,044,000</u>	.00


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

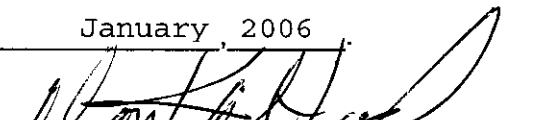
7. Brief narrative as to why the reduction was made:

After reviewing comparable development sales, it has been  
determined that \$12.000 per unit is an acceptable and  
equitable valuation

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 16, 2006 (date) at 8:30am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.


DATED this 18 day of January, 2006.

  
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Petitioner(s) or Agent or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
Stevens & Associates Inc  
Todd J. Stevens  
640 Plaza Drive, Suite 290  
Littleton, Co 80129  
Telephone: 303-347-1878

Address:  
Don DeFord  
108 8th Street, Suite 219  
Glenwood Springs, CO 81601  
Telephone: 970-945-9150 X1680

  
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County Assessor

Address:  
Shannon Hurst  
109 8th Street, Suite 207  
Glenwood Springs, Co 81601  
Telephone: 970-945-9134 X2490

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