

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48865
Petitioner: SOUTH PLATTE PARTNERS, LLC, v. Respondent: PARK 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.: R44512+36

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$222,272
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 13th day of November 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 12, 2008

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

Toni Rigiroszi

Toni Rigiroszi



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NOV 4 2008

PARK COUNTY
ASSESSORS OFFICE

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 48865

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

STIPULATION (As to Abatement/Refund for Tax Year 2007)

SOUTH PLATTE PARTNERS, LLC

Petitioner

vs.

PARK COUNTY BOARD OF COMMISSIONERS,

Respondent.

2008 NOV 12 11:12:54

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 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 2007.
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 2007 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 2007.

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

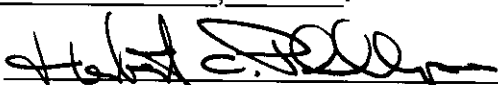
A REVIEW OF VACANT LAND DISCOUNTING FOR THIS SUBDIVISION
RESULTED IN VALUE REDUCTION DUE TO ADJUSTED SALE PRICE
CORRECTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on NOVEMBER 17, 2008 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 28 day of OCTOBER, 2008.



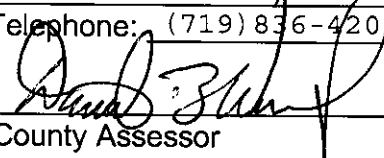
Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Commissioners

Address:
SOUTH PLATTE PARTNERS, LLC
MR. DAN L. CASSON, PRESIDENT
6740 E PONDEROSA DR
PARKER CO 80138
Telephone: (303) 690-1500

Address:
HERBERT C. (LEE) PHILLIPS
PARK COUNTY BOCC
PO BOX 1373
FAIRPLAY, CO 80440
Telephone: (719) 836-4201



County Assessor

Address:
DAVID B WISSEL
PO BOX 636
FAIRPLAY, CO 80440
Telephone: (719) 836-4180

Docket Number 48865

ATTACHMENTS A, B, AND C FOR 2007 BAA STIPULATION

SCHEDULE NUMBER	FAIRPLAY STONE CREEK	ACRES	2007 ASSESSORS VALUE	2007 CBOE VALUE	2007 BAA STIPULATED VALUE	COMMENTS
44512	FILING 1 BLOCK 2 LOT 1	0.12	\$4,141	\$4,141	\$1,688	Unbuildable Lot
44513	FILING 1 BLOCK 3 LOT 1	0.09	\$3,693	\$3,693	\$1,688	Unbuildable Lot
44514	FILING 1 BLOCK 3 LOT 2	0.17	\$17,293	\$17,293	\$6,002	
44515	FILING 1 BLOCK 3 LOT 3	0.19	\$18,179	\$18,179	\$6,708	
44520	FILING 1 BLOCK 3 LOT 8	0.18	\$17,743	\$17,743	\$6,355	
44521	FILING 1 BLOCK 3 LOT 9	0.17	\$17,293	\$17,293	\$6,002	
44522	FILING 1 BLOCK 3 LOT 10	0.17	\$17,293	\$17,293	\$6,002	
44523	FILING 1 BLOCK 3 LOT 11	0.17	\$17,293	\$17,293	\$6,002	
44524	FILING 1 BLOCK 3 LOT 12	0.17	\$17,293	\$17,293	\$6,002	
44525	FILING 1 BLOCK 4 LOT 1	0.17	\$17,293	\$17,293	\$6,002	
44526	FILING 1 BLOCK 4 LOT 2	0.17	\$17,293	\$17,293	\$6,002	
44527	FILING 1 BLOCK 4 LOT 3	0.17	\$17,293	\$17,293	\$6,002	
44528	FILING 1 BLOCK 4 LOT 4	0.17	\$17,293	\$17,293	\$6,002	
44529	FILING 1 BLOCK 4 LOT 5	0.17	\$17,293	\$17,293	\$6,002	
44530	FILING 1 BLOCK 4 LOT 6	0.19	\$18,179	\$18,179	\$6,708	
44531	FILING 1 BLOCK 4 LOT 7	0.27	\$21,286	\$21,286	\$9,533	
44538	FILING 1 BLOCK 4 LOT 14	0.22	\$17,416	\$17,416	\$7,767	
44539	FILING 1 BLOCK 4 LOT 15	0.22	\$19,416	\$19,416	\$7,767	
44540	FILING 1 BLOCK 4 LOT 16	0.17	\$17,293	\$17,293	\$6,002	
44541	FILING 1 BLOCK 4 LOT 17	0.17	\$17,293	\$17,293	\$6,002	
44542	FILING 1 BLOCK 4 LOT 18	0.17	\$17,293	\$17,293	\$6,002	
44543	FILING 1 BLOCK 4 LOT 19	0.17	\$17,293	\$17,293	\$6,002	
44544	FILING 1 BLOCK 4 LOT 20	0.17	\$17,293	\$17,293	\$6,002	
44545	FILING 1 BLOCK 4 LOT 21	0.17	\$17,293	\$17,293	\$6,002	
44546	FILING 1 BLOCK 4 LOT 22	0.17	\$17,293	\$17,293	\$6,002	
44547	FILING 1 BLOCK 5 LOT 1	0.17	\$17,293	\$17,293	\$6,002	
44548	FILING 1 BLOCK 5 LOT 2	0.17	\$17,293	\$17,293	\$6,002	
44549	FILING 1 BLOCK 5 LOT 3	0.17	\$17,293	\$17,293	\$6,002	
44550	FILING 1 BLOCK 5 LOT 4	0.17	\$17,293	\$17,293	\$6,002	
44551	FILING 1 BLOCK 5 LOT 5	0.17	\$17,293	\$17,293	\$6,002	
44552	FILING 1 BLOCK 5 LOT 6	0.17	\$17,293	\$17,293	\$6,002	
44553	FILING 1 BLOCK 5 LOT 7	0.17	\$17,293	\$17,293	\$6,002	
44554	FILING 1 BLOCK 5 LOT 8	0.17	\$17,293	\$17,293	\$6,002	
44555	FILING 1 BLOCK 5 LOT 9	0.17	\$17,293	\$17,293	\$6,002	
44556	FILING 1 BLOCK 5 LOT 10	0.17	\$17,293	\$17,293	\$6,002	
44557	FILING 1 BLOCK 5 LOT 11	0.17	\$17,293	\$17,293	\$6,002	
44558	FILING 1 BLOCK 5 LOT 12	0.17	\$17,293	\$17,293	\$6,002	