

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51693
Petitioner: CRYSTAL RIVER MARKETPLACE,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.: R005135+3

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$7,928,290
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 29th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

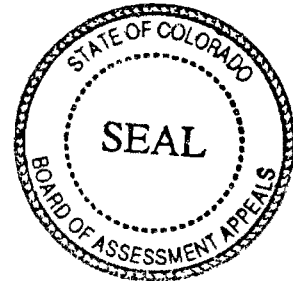
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2010 NOV 18 PM 12:16

Docket Number: 51693
Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Abatement/Refund for Tax Year 2009)

Crystal River Marketplace, LLC,

Petitioner

vs.

Garfield COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:

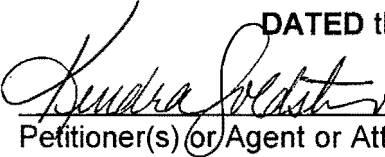
1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Comm./Vacant Land (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.
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 2009 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 2009.

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

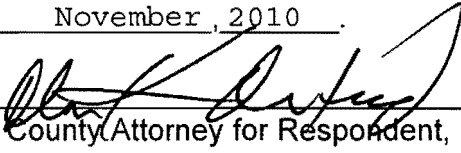
Both parties prestented evidence to support their respective
cases. The two sides discussed the strengths and weaknesses of
the arguments and agreed that the stipulated value represented
a fair and equitable value for both 2009 and 2010 tax years.
a fair and equitable value for both 2009 and 2010 tax years.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 12/21/2010 (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 11 day of November, 2010.



Petitioner(s) or Agent or Attorney



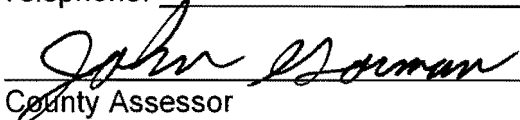
County Attorney for Respondent,
Board of Commissioners

Address:
Sterling Property Tax Spec.
950 S. Cherry Street #320
Denver, CO 80246

Address:
Garfield County Commissioners
108 8th Street, Suite 219
Glenwood Springs, CO 81601

Telephone: 303 757-8865

Telephone: 970 945-9150



County Assessor

Address:
John Gorman, County Assessor
109 8th Street Suite 207
Glenwood Springs CO 81601
Telephone: 970-945-9134

Docket Number 51693

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 51693

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R005135	\$ 7,801,920 .00	\$ 0 .00	\$ 7,801,920 .00
R090120	\$ 307,260 .00	\$ 0 .00	\$ 307,260 .00
R341206	\$ 268,320 .00	\$ 2,050 .00	\$ 270,370 .00
R590002	\$ 251,560 .00	\$ 0 .00	\$ 251,560 .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
TOTAL:	\$ 8,629,060 .00	\$ 2,050 .00	\$ 8,631,110 .00

ATTACHMENT B

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

Docket Number 51693

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R005135	\$ 7,801,920 .00	\$ 0 .00	\$ 7,801,920 .00
R090120	\$ 307,260 .00	\$ 0 .00	\$ 307,260 .00
R341206	\$ 268,320 .00	\$ 2,050 .00	\$ 270,370 .00
R590002	\$ 251,560 .00	\$ 0 .00	\$ 251,560 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
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	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 8,629,060 .00	\$ 2,050 .00	\$ 8,631,110 .00

ATTACHMENT C Actual Values as agreed to by all Parties

Docket Number 51693

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R005135	\$ 7,329,070.00	\$ 0.00	\$ 7,329,070.00
R090120	\$ 288,640.00	\$ 0.00	\$ 288,640.00
R341206	\$ 72,220.00	\$ 2,050.00	\$ 74,270.00
R590002	\$ 236,310.00	\$ 0.00	\$ 236,310.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 7,926,240.00	\$ 2,050.00	\$ 7,928,290.00