# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

TORCIDO CREEK RANCH, LLC,

v.

Respondent:

COSTILLA COUNTY BOARD OF EQUALIZATION.

#### ORDER ON STIPULATION

Docket Number: 52216

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.: 73700370+6

Category: Valuation Property Type: Vacant Land

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

Total Value:

\$665,000

(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 Costilla County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 19th day of October 2010.

**BOARD OF ASSESSMENT APPEALS** 

Karen E. Hart

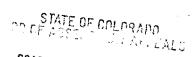
Subra a. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the

Board of Assessment Appeals.

Cara McKeller



# BOARD OF ASSESSMENT APPEALSET 14 PM 1: 27

Multiple County Schedule Numbers: (As Set Forth in the Attached)	
STIPULATION (As to Tax Year2009 Actual Value)	
TORCIDO CREEK RANCH LLC	-
Petitioner	
vs.	
COSTILLA COUNTY BOARD OF EQUALIZATION,	
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.	(
The subject properties are classified as (what type).  VACANT (what type).	
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year2009	ed
4. Attachment B reflects the actual values of the subject properties after a time appeal, as assigned by the Board of Equalization.	Нy
5. After further review and negotiation, the Petitioner(s) and Respondent agree the tax year 2009 actual values of the subject properties, as shown on Attachment C.	∍ to
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2009	ct

7. Brief narrative as to why the reduction v	was made:
9 Path parties agree that the hearing	ng cohodulad hafara the Board of Accessment
Appeals on OCTOBER 21, 2010 (date	ng scheduled before the Board of Assessment ) at 8:30AM (time) be vacated or a
hearing has not yet been scheduled before	
	· OCHOPED 2010
DATED this 6TH day of	of OCTOBER 2.010
(B) 16, D	
Petitioner(s) or Agent or Attorney	County Atterney for Respondent,
	Board of Equalization
A dalana.	A delega a s
Address: 3794-c Hwy 67 W	Address: PO BOX 100
	SAN LUIS, CO 81152
GLEN ROSE, TX 76043	-
Telephone: 254 897-7881	Talambana, 710, 672, 2272
relephone: 201 311 1361	Telephone: 719 672 3372
	K. Manes Magain
	County Assessor
	Address
	Address: PO BOX 344
	SAN LUIS, CO 81152
	<u> </u>
D	Telephone: 719 672 3372
Docket Number 52216	

## ATTACHMENT A

Actual Values as assigned by the Assessor

# Docket Number 52216

Schedule Number	Land Value	Improvement <u>Value</u>	Total <u>Actual Value</u>
73700370	\$ 105,900. <u>00</u>	\$ .00	\$ 105,900. <u>00</u>
73700380	\$ 105,900. <u>00</u>	\$ .00	\$ 105,900.00
73700390	\$ 105,900. <u>00</u>	\$ .00	\$ 105,900 . <b>00</b>
73700400	\$ 105,900. <u>00</u>	\$ .00	\$ 105,900.00
73700410	\$ 105,900. <u>00</u>	\$ .00	\$ 105,900 . <b>00</b>
73700420	\$ 105,900. <u>00</u>	\$ .00	\$ 105,900 .00
73700430	\$ 105,900. <u>00</u>	\$ .00	\$ 105,900.00
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	\$ .00	\$ .00	\$ 0.00
	<u>\$.00</u>	\$ .00	\$ 0.00
TOTAL:	\$ 0.00	\$ 0.00	\$ 0.00

## **ATTACHMENT B**

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

# Docket Number 52216

Schedule Number		Land Value		Improvement <u>Value</u>	 Total Actual Value
73700370	\$	105,900.00	69	.00	\$ 105,900.00
73700380	\$	105,900 .00	<u>\$</u>	.00	\$ 105,900 .00
73700390	\$	105,900.00	<u>\$</u>	.00	\$ 105,900.00
73700400	\$	105,900.00	\$	.00	\$ 105,900 .00
73700410	\$	105,900.00	\$	.00	\$ 105,900 .00
73700420	\$	105,900 .00	\$	.00	\$ 105,900 .00
73700430	\$	105,900.00	\$	.00	\$ 105,900 .00
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	\$	.00	<u>\$</u>	.00	\$ 0.00
	\$	.00	\$	.00	\$ 00.0
	<u> </u>	.00	<u>\$</u>	.00	\$ 0.00
TOTAL:	\$	00.00	<u>\$</u>	00.0	\$ 00.0

# ATTACHMENT C Actual Values as agreed to by all Parties

## Docket Number 52216

Schedule Number	Land Value	Improvement Value	Total Actual Value
73700370	<b>\$</b> 95,000. <b>00</b>	\$ .00	\$ 95,000. <b>00</b>
73700380	\$ 95,000. <b>00</b>	\$ .00	\$ 95,000. <b>00</b>
73700390	\$ 95,000. <b>00</b>	\$ .00	\$ 95,000. <u>00</u>
73700400	\$ 95,000. <b>00</b>	\$ .00	\$ 95,000. <b>00</b>
73700410	<b>\$</b> 95,000. <b>00</b>	\$ .00	\$ 95,000. <b>00</b>
73700420	<b>\$</b> 95,000. <b>00</b>	\$ .00	\$ 95,000. <u>00</u>
73700430	\$ 95,000. <b>00</b>	\$ .00	\$ 95,000. <b>00</b>
	\$ .00	\$ .00	\$ 0.00
***************************************	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
V	.00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
TOTAL:	\$ 665,000. <b>00</b>	\$ 0.00	\$ 665,000. <b>00</b>