BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52252			
Petitioner: WILDHORSE MEADOWS LAND CO., L.P.,				
v.				
Respondent:				
ROUTT 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.: R8173051

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:\$2,656,000(Reference Attached Stipulation)

The Board concurs with the Stipulation.

4.

## **ORDER:**

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

The Routt County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 22nd day of September 2010.

**BOARD OF ASSESSMENT APPEALS** 

Karen & I

Karen E. Hart

tra 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 APPEALS

Docket Number: <u>52252</u>
Single County Schedule Number: <u>R8173051</u>

STIPULATION (As to Tax Year <u>2009</u> Actual Value)

WILDHORSE MEADOWS LAND CO., L.P.

Petitioner,

VS.

Routt 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 property subject to this stipulation is described as: LOT 2, WILDHORSE MEADOWS F4

2. The subject property is classified as <u>Vacant</u> (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009 :

Land	\$ 5,226,000_00
Improvements	\$ 0.00
Total	\$ 5,226,000.00

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

Land	\$ 4,355,000_00	)
Improvements	\$,00	)
Total	\$ 4.355,000.00	)

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

Land	\$_	2,656,000	.00
Improvements	\$_	-	.00
Total	\$	2,656,000	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2009

7. Brief narrative as to why the reduction was made: The county commissioned a third party appraisal which indicated the value of the settlement

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_\_NA\_\_\_\_(date) at \_\_\_\_\_NA\_\_\_\_(time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 8th day of September 2010 County Attorney for Respondent. Petitioner(s) or Agent or Attorney Board of Equalization Address: Address: Downey & Murray LLC 383 Inverness Parkway, Suite 300 522 Lincoln Avenue Englewood, CO 80112 PO BOX 773598 Steamboat Springs, CO 80487 Telephone: 303-813-1111 9/U-8/9-UL Telephone: County As Address: PO Box 773210 Steamboat Springs. CO 80477 Telephone: 970-870-5544 Docket Number 52252

2