

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52655</b>
Petitioner: <b>TARANGO, INC.,</b>  v.  Respondent: <b>MOFFAT 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.: R011272**

**Category: Valuation      Property Type: Industrial**

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:            \$481,057**  
 (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 Moffat County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 20th day of October 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

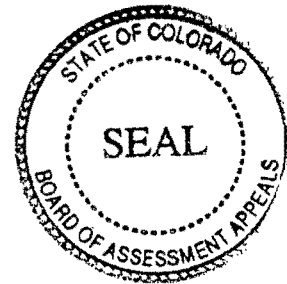
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*[Handwritten Signature]*

Cara McKeller



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2010 OCT 18 AM 8:10

Docket Number: 52655  
Single County Schedule Number: R011272

STIPULATION (As to Tax Year 2009 Actual Value)

Tarango

Petitioner,

vs.

Moffat 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:  
Real Property

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

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

Land	\$	82,270.00
Improvements	\$	963,373.00
Total	\$	1,045,643.00

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

Land	\$	125,380.00
Improvements	\$	417,643.00
Total	\$	543,023.00

5. After further review and negotiation. Petitioner(s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$	<u>63,414.00</u>
Improvements	\$	<u>417,643.00</u>
Total	\$	<u>481,057.00</u>

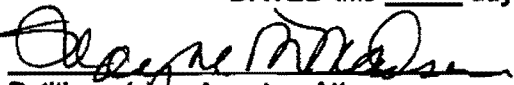
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made:  
Please see attached page for explanation of reduction.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 1, 2010 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 13 day of October, 2010.

  
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Petitioner(s) or Agent or Attorney  
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Jackson Kelly PLLC  
Attorneys for Petitioner  
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303-390-0012

Telephone: \_\_\_\_\_

  
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County Attorney for Respondent,  
Board of Equalization

Address:  
221 West Victory Way Ste 120  
Craig, CO 81625

Telephone: 970-824-9131

  
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County Assessor

Address:  
221 West Victory Way Ste 240  
Craig CO 81625

Telephone: 970-824-9102

Docket Number 52655

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

**The parties recognize that passage of H.B. 08-1414 in June of 2008 has had serious negative impact to the value of the property in question, but also recognize and agree that the cost to Petitioner of obtaining additional appraisals, preparation of expert financial reports, etc. and the concomitant requirement for additional review and response by Respondent and its professional staff to conclusively determine the extent of this impact is not warranted under the circumstances. The parties agree that the economic obsolescence resulting from the H.B. 08-1414 statutory and regulatory restrictions warrants a reduction in the value of the property for the year in question. In recognition of this fact both parties have agreed to this stipulation as set forth above.**