

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55570
Petitioner: FIRSTIER BANK, v. Respondent: ELBERT 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.: R118840+67

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$4,278,424

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 22nd day of February 2011.

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.

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2011 FEB 11 PM 12:18

Docket Number: 55570

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

STIPULATION (As to Tax Year 2010 Actual Value)

Firstier Bank,

Petitioner

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:

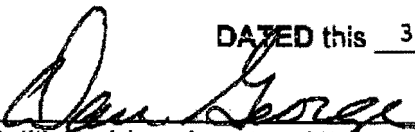
1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as vacant (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2010.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2010 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 2010.

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

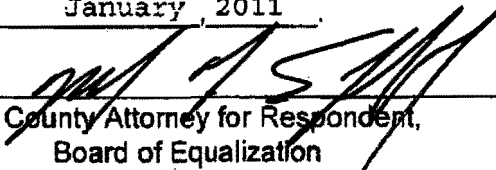
This subdivision is receiving a subdivision discount and the
absorption period was calculated incorrectly

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 9 2011 (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 31 day of January, 2011



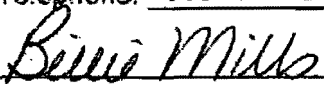
Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Equalization

Address:
1ST Net Real Estate Services
3333 S Wadsworth Blvd
Ste 200
Lakewood, CO 80227
Telephone: 720-262-5750

Address:
10964 S Pikes Peak Drive
First Floor
Parker, CO 80138
Telephone: 303-841-3652



County Assessor

Address:
Billie Mills Elbert County
PO Box 26
Kiowa, CO 80117
Telephone: 303-621-3101


Docket Number 55570

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

This subdivision is receiving a subdivision discount and the
absorption period was calculated incorrectly

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 9 2011 (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 31 day of January, 2011.

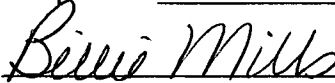


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County Assessor

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Docket Number 55570

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R118840	\$ 74,350.00	\$.00	\$ 74,350.00
R118914	\$ 74,350.00	\$.00	\$ 74,350.00
R118904	\$ 74,350.00	\$.00	\$ 74,350.00
R118903	\$ 74,350.00	\$.00	\$ 74,350.00
R118891	\$ 74,350.00	\$.00	\$ 74,350.00
R118874	\$ 74,350.00	\$.00	\$ 74,350.00
R118882	\$ 74,350.00	\$.00	\$ 74,350.00
R118916	\$ 74,350.00	\$.00	\$ 74,350.00
R118872	\$ 74,350.00	\$.00	\$ 74,350.00
R118924	\$ 74,350.00	\$.00	\$ 74,350.00
R118858	\$ 74,350.00	\$.00	\$ 74,350.00
R118863	\$ 74,350.00	\$.00	\$ 74,350.00
R118886	\$ 74,350.00	\$.00	\$ 74,350.00
R118885	\$ 74,350.00	\$.00	\$ 74,350.00
R118919	\$ 74,350.00	\$.00	\$ 74,350.00
R118845	\$ 74,350.00	\$.00	\$ 74,350.00
R118925	\$ 74,350.00	\$.00	\$ 74,350.00
R118912	\$ 74,350.00	\$.00	\$ 74,350.00
R118911	\$ 74,350.00	\$.00	\$ 74,350.00
R118875	\$ 74,350.00	\$.00	\$ 74,350.00
R118910	\$ 74,350.00	\$.00	\$ 74,350.00
R118881	\$ 74,350.00	\$.00	\$ 74,350.00
R118876	\$ 74,350.00	\$.00	\$ 74,350.00
TOTAL:	\$ 1,710,050.00	\$ 0.00	\$ 1,710,050.00

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R118909	\$ 74,350.00	\$.00	\$ 74,350.00
R118877	\$ 74,350.00	\$.00	\$ 74,350.00
R118880	\$ 74,350.00	\$.00	\$ 74,350.00
R118908	\$ 74,350.00	\$.00	\$ 74,350.00
R118879	\$ 74,350.00	\$.00	\$ 74,350.00
R118878	\$ 74,350.00	\$.00	\$ 74,350.00
R118907	\$ 74,350.00	\$.00	\$ 74,350.00
R118892	\$ 74,350.00	\$.00	\$ 74,350.00
R118906	\$ 74,350.00	\$.00	\$ 74,350.00
R118893	\$ 74,350.00	\$.00	\$ 74,350.00
R118894	\$ 74,350.00	\$.00	\$ 74,350.00
R118895	\$ 74,350.00	\$.00	\$ 74,350.00
R118896	\$ 74,350.00	\$.00	\$ 74,350.00
R118902	\$ 74,350.00	\$.00	\$ 74,350.00
R118897	\$ 74,350.00	\$.00	\$ 74,350.00
R118898	\$ 74,350.00	\$.00	\$ 74,350.00
R118901	\$ 74,350.00	\$.00	\$ 74,350.00
R118899	\$ 74,350.00	\$.00	\$ 74,350.00
R118900	\$ 74,350.00	\$.00	\$ 74,350.00
R118865	\$ 74,350.00	\$.00	\$ 74,350.00
R118866	\$ 74,350.00	\$.00	\$ 74,350.00
R118864	\$ 74,350.00	\$.00	\$ 74,350.00
R118867	\$ 74,350.00	\$.00	\$ 74,350.00
TOTAL:	\$ 1,710,050.00	\$ 0.00	\$ 1,710,050.00

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Actual Values as assigned by the Assessor

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R118862	\$ 74,350.00	\$.00	\$ 74,350.00
R118869	\$ 74,350.00	\$.00	\$ 74,350.00
R118870	\$ 74,350.00	\$.00	\$ 74,350.00
R118861	\$ 74,350.00	\$.00	\$ 74,350.00
R118859	\$ 74,350.00	\$.00	\$ 74,350.00
R118860	\$ 74,350.00	\$.00	\$ 74,350.00
R118871	\$ 74,350.00	\$.00	\$ 74,350.00
R118873	\$ 74,350.00	\$.00	\$ 74,350.00
R118905	\$ 74,350.00	\$.00	\$ 74,350.00
R118883	\$ 74,350.00	\$.00	\$ 74,350.00
R118884	\$ 74,350.00	\$.00	\$ 74,350.00
R118887	\$ 74,350.00	\$.00	\$ 74,350.00
R118888	\$ 74,350.00	\$.00	\$ 74,350.00
R118889	\$ 74,350.00	\$.00	\$ 74,350.00
R118890	\$ 74,350.00	\$.00	\$ 74,350.00
R118915	\$ 74,350.00	\$.00	\$ 74,350.00
R118917	\$ 74,350.00	\$.00	\$ 74,350.00
R118918	\$ 74,350.00	\$.00	\$ 74,350.00
R118920	\$ 74,350.00	\$.00	\$ 74,350.00
R118921	\$ 74,350.00	\$.00	\$ 74,350.00
R118922	\$ 74,350.00	\$.00	\$ 74,350.00
R118923	\$ 74,350.00	\$.00	\$ 74,350.00
	\$.00	\$.00	\$.00
TOTAL:	\$ 1,635,700.00	\$ 0.00	\$ 1,635,700.00

ATTACHMENT B

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

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R118840	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118914	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118904	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118903	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118891	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118874	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118882	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118916	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118872	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118924	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118858	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118863	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118886	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118885	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118919	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118845	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118925	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118912	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118911	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118875	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118910	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118881	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118876	\$ 73,026 .00	\$.00	\$ 73,026 .00
TOTAL:	\$ 1,679,598 .00	\$ 0 .00	\$ 1,679,598 .00

ATTACHMENT B

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

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R118909</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118877</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118880</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118908</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118879</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118878</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118907</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118892</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118906</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118893</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118894</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118895</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118896</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118902</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118897</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118898</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118901</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118899</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118900</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118865</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118866</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118864</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
<u>R118867</u>	<u>\$ 73,026 .00</u>	<u>\$.00</u>	<u>\$ 73,026 .00</u>
TOTAL:	\$ 1,679,598 .00	\$ 0 .00	\$ 1,679,598 .00

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

Docket Number 55570

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R118869	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118870	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118861	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118859	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118860	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118871	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118873	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118905	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118883	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118884	\$ 73,026 .00	\$.00	\$ 73,026 .00
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R118920	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118921	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118922	\$ 73,026 .00	\$.00	\$ 73,026 .00
R118923	\$ 73,026 .00	\$.00	\$ 73,026 .00
	\$.00	\$.00	\$.00
TOTAL:	\$ 1,606,572 .00	\$ 0 .00	\$ 1,606,572 .00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R118840	\$ 62,918.00	\$.00	\$ 62,918.00
R118914	\$ 62,918.00	\$.00	\$ 62,918.00
R118904	\$ 62,918.00	\$.00	\$ 62,918.00
R118903	\$ 62,918.00	\$.00	\$ 62,918.00
R118891	\$ 62,918.00	\$.00	\$ 62,918.00
R118874	\$ 62,918.00	\$.00	\$ 62,918.00
R118882	\$ 62,918.00	\$.00	\$ 62,918.00
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R118875	\$ 62,918.00	\$.00	\$ 62,918.00
R118910	\$ 62,918.00	\$.00	\$ 62,918.00
R118881	\$ 62,918.00	\$.00	\$ 62,918.00
R118876	\$ 62,918.00	\$.00	\$ 62,918.00
TOTAL:	\$ 1,447,114.00	\$ 0.00	\$ 1,447,114.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
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R118899	\$ 62,918.00	\$.00	\$ 62,918.00
R118900	\$ 62,918.00	\$.00	\$ 62,918.00
R118865	\$ 62,918.00	\$.00	\$ 62,918.00
R118866	\$ 62,918.00	\$.00	\$ 62,918.00
R118864	\$ 62,918.00	\$.00	\$ 62,918.00
R118867	\$ 62,918.00	\$.00	\$ 62,918.00
TOTAL:	\$ 1,447,114.00	\$ 0.00	\$ 1,447,114.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 55570

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
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R118859	\$ 62,918.00	\$.00	\$ 62,918.00
R118860	\$ 62,918.00	\$.00	\$ 62,918.00
R118871	\$ 62,918.00	\$.00	\$ 62,918.00
R118873	\$ 62,918.00	\$.00	\$ 62,918.00
R118905	\$ 62,918.00	\$.00	\$ 62,918.00
R118883	\$ 62,918.00	\$.00	\$ 62,918.00
R118884	\$ 62,918.00	\$.00	\$ 62,918.00
R118887	\$ 62,918.00	\$.00	\$ 62,918.00
R118888	\$ 62,918.00	\$.00	\$ 62,918.00
R118889	\$ 62,918.00	\$.00	\$ 62,918.00
R118890	\$ 62,918.00	\$.00	\$ 62,918.00
R118915	\$ 62,918.00	\$.00	\$ 62,918.00
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R118921	\$ 62,918.00	\$.00	\$ 62,918.00
R118922	\$ 62,918.00	\$.00	\$ 62,918.00
R118923	\$ 62,918.00	\$.00	\$ 62,918.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 1,384,196.00	\$ 0.00	\$ 1,384,196.00