BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56010
Petitioner: **THREE RIVER INTERESTS, 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.: R044729+2

   Category: Valuation **Property Type: Commercial Real**

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: $3,294,060

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

DATED AND MAILED this 15th 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.

Cara McKeller

STATE OF COLORADO
OFFICE OF THE BOARD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: Not Assigned
Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2010 Actual Value)

Three River Interests, LLC,

Petitioner

vs.

Garfield 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 Commercial (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:
The petitioners attorney made a presentation to the county assessor and offered to withdraw the appeal. The proposed settlement amount was within a range of value that is possible for this commercial condominium complex so it was accepted contingent on it only being applied to 2010 not 2009. The petitioner relinquished abatement rights for 2009.

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 1 day of November, 2010.

Petitioner(s) or Agent or Attorney

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County Attorney for Respondent,
Board of Equalization

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John Gorman
County Assessor

Address:
Garfield County Assessor
109 8th Street Suite 207
Glenwood Springs, CO 81601

Telephone: 970 945-9134

Docket Number Not Assigned

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number Not Assig

Schedule Number	Land Value	Improvement Value	Total Actual Value
R044729	$ 0 .00	$ 2,439,620 .00	$ 2,439,620 .00
R044730	$ 0 .00	$ 564,640 .00	$ 564,640 .00
R044731	$ 0 .00	$ 576,240 .00	$ 576,240 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
TOTAL:	$ 0 .00	$ 3,580,500 .00	$ 3,580,500 .00

ATTACHMENT B

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

Docket Number Not Ass'd

Schedule Number	Land Value	Improvement Value	Total Actual Value
R044729	$ .00	$ 2,439,620 .00	$ 2,439,620 .00
R044730	$ .00	$ 564,640 .00	$ 564,640 .00
R044731	$ .00	$ 576,240 .00	$ 576,240 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .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
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
	$ .00	$ .00	$ 0 .00
TOTAL:	$ 0 .00	$ 3,580,500 .00	$ 3,580,500 .00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number Not Assig

Schedule Number	Land Value	Improvement Value	Total Actual Value
R044729	$ .00	$ 2,244,450.00	$ 2,244,450.00
R044730	$ .00	$ 519,470.00	$ 519,470.00
R044731	$ .00	$ 530,140.00	$ 530,140.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
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	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
	$ .00	$ .00	$ 0.00
TOTAL:	$ 0.00	$ 3,294,060.00	$ 3,294,060.00