

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57917
Petitioner: CAPITAL MANAGEMENT RESOURCES, LLC, v. Respondent: OTERO 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.: 108271+8

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$2,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 10th day of February 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

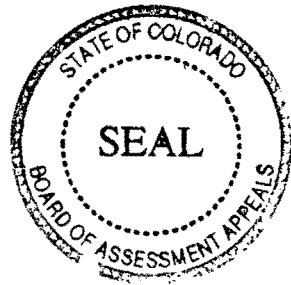
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara

Cara McKeller



2012 FEB 16 PM 8:14

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57917

STIPULATION (As To Tax Year 2011 Actual Value)

CAPITAL RESOURCE MANAGEMENT, LLC,

Petitioner,

vs.

OTERO COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2011 actual valuation of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with the Petitioner and Respondent has resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: Former Bay Valley Foods Facility, North Side of US-50 at Grant Avenue, La Junta, Colorado 81050, County Schedule Numbers: 108271+8.

A brief narrative as to why the reduction was made: Analyzed market information.

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEWVALUE (2011 year)	
Land	\$ 91,972.00	Land	\$ 76,202.00
Improvements	\$2,321,918.00	Improvements	\$1,923,798.00
Personal		Personal	
Total	\$2,413,890.00*	Total	\$2,000,000.00*

*See the attached Exhibit "A" for a breakout of each individual parcel.

The valuation, as established above, shall be binding only with respect to the tax year 2011; provided, however, Respondent retains the right to revalue the subject property for tax year 2012, if the partial sale of the subject property is closed.

Both parties agree the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 16th day of February, 2012.

[Signature]
Capital Resource Management, LLC

[Signature]
Otero County Board of Equalization
P. O. Box 511
La Junta, CO 81050
(719) 383-3000

[Signature]
Ken R. Hood
Otero County Colorado Assessor
P.O. Box 511
La Junta, CO 81050
(303) 383-3010

EXHIBIT "A"

ACCOUNT NO	2011 ACTUAL LAND VALUE	2011 NEW LAND VALUE	2011 ACT. IMP. VALUE	2011 NEW IMP. VALUE
✓108267	1892	1,568		
113816	150	124		
113817	50	41		
113818	5010	4,151		
108269	5330	4,416	18699	15,493
108270	6339	5,252	169925	140,789 - Lewis
108271	800	663		
108275	13364	11,073		
108276	59037	48,914	2133294	1,767,516
TOTAL	91972	76202	2321918	1,923,798
Total 2011 Actual Land Value		91972		
Total 2011 Act. Imp. Value			2321918	
TOTAL		2413890		
Total 2011 New Land Value		76202		
Total 2011 New Imp. Value			1923798	
TOTAL		2000000		