

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57937
Petitioner: GRAND LAKE VENTURES II, LLP, v. Respondent: GRAND 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.: R301241

Category: Valuation Property Type: Vacant Land
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: \$825,000

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

DATED AND MAILED this 27th day of March 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

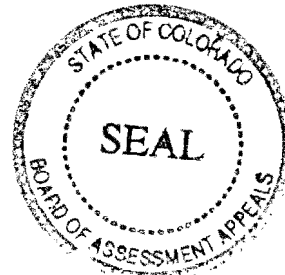
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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Docket Number: 57937

Single County Schedule Number: R301241

STIPULATION (As to Tax Year 2011/2012 Actual Value)

Grand Lake Ventures II, LLP

Petitioner,

vs.

Grand COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011/2012 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:
James Family Parcel Minor Subdivision Lot 1

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011/2012 :

Land	\$	<u>1,347,750.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>1,347,750.00</u>

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

Land	\$	<u>1,347,750.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>1,347,750.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2011/2012 actual value for the subject property:

Land	\$	<u>825,000.00</u>
Improvements	\$	<u> .00</u>
Total	\$	<u>825,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2011/2012.

7. Brief narrative as to why the reduction was made:
With this adjustment the property is properly valued. Taxpayer wants to tie down the 2012 value which has the same level of value as 2011. Since the provisions of CRS 39-1-104(11)(b)(I) (unusual conditions) do not apply, the parties have stipulated to the level of value for tax year 2012 as well as 2011.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 21, 2012 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 20 day of March, 2012

Kathryn T. James
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

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County Assessor

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