

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58068
Petitioner: "R" RANCH - COKER ELLSWORTH, v. Respondent: COSTILLA 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.: 72000610

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: \$45,000

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

DATED AND MAILED this 3rd day of January 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

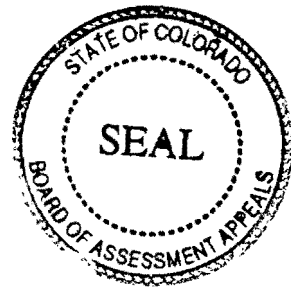
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number: 58068
Single County Schedule Number: 7200610

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STIPULATION (As to Tax Year 2011 Actual Value)

"R" RANCH COKER ELLSWORTH

Petitioner,

vs.

COSTILLA COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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:
FILING #1 LOT 62 OF THE "R " RANCH CONTAINING 37.853 ACRES

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:

Land	\$	70,000.00
Improvements	\$	0.00
Total	\$	<u>70,000.00</u>

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

Land	\$	<u>60,000.00</u>
Improvements	\$	0.00
Total	\$	<u>60,000.00</u>

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

Land	\$	<u>45,000</u>	.00
Improvements	\$	<u>0</u>	.00
Total	\$	<u>45,000</u>	.00

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

7. Brief narrative as to why the reduction was made:
SALES FROM ADJACENT SUBDIVISIONS REFLECT A LOWER MEDIAN VALUE

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JANUARY 9, 2012 (date) at 8:30AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 19TH day of DECEMBER, 2011.

old 12-23-11

Petitioner(s) or Agent or Attorney

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[Signature]

County Attorney for Respondent,
Board of Equalization

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[Signature]

County Assessor

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Telephone: 719-672-3642

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