

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58162</b>
Petitioner: <b>LANGLADE ONE, LLC,</b>  v.  Respondent: <b>SAN MIGUEL COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

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.: R1010094004**  
  
**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:            \$380,000**  
 (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 San Miguel County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 30th day of March 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

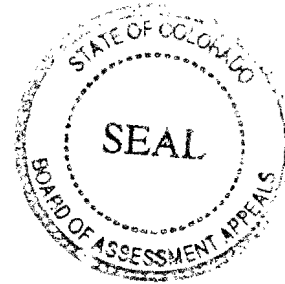
*Debra A. Baumbach*

\_\_\_\_\_  
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**

Docket Number: 58162

Single County Schedule Number: R1010094004

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STIPULATION (As to Tax Year 2011 Actual Value)

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Langlade One, LLC,

Petitioner,

vs.

San Miguel COUNTY BOARD OF EQUALIZATION,

Respondent.

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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:

Lot 4 and 5 Brewery Property, a portion of the Dakota Placer  
MS 2238 USMMD in T43N R9W NMPM acc to plat book 1 page 1029.

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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	\$	631,463	.00
Improvements	\$		.00
Total	\$	<u>631,463</u>	<u>.00</u>

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

Land	\$	631,463	.00
Improvements	\$		.00
Total	\$	<u>631,463</u>	<u>.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>380,000</u>	.00
Improvements	\$	<u>                    </u>	.00
Total	\$	<u>380,000</u>	.00

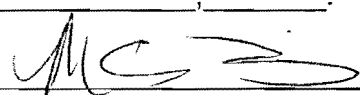
6. The valuation, as established above, shall be binding only with respect to tax year 2011.

7. Brief narrative as to why the reduction was made:  
Upon further review wetland/hydrology issues, steepness of the lots and difficult access justified a reduction in value.  
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\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 22, 2012 (date) at 10:00am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.


DATED this 15th day of March, 2012.

  
Petitioner(s) or Agent or Attorney

  
County Attorney for Respondent,  
Board of Equalization

Address:  
Langlade One, LLC  
c/o John Horn  
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Telluride, CO 81435  
Telephone: 970-728-5677

Address:  
San Miguel County  
Board of Equalization  
PO Box 791  
Telluride CO 81435  
Telephone: 970-728-3879

  
County Assessor

Address:  
San Miguel County Assessor  
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