

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61717
Petitioner: WILDHORSE, LLC, v. Respondent: GUNNISON COUNTY BOARD OF COMMISSIONERS.	
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.: R043527+26

Category: Abatement Property Type: Residential
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$11,872,210

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

ORDER:

Respondent is ordered to reduce the 09-10 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 5th day of March 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

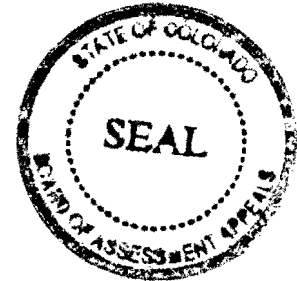
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
BO OF ASSESSMENT APPEALS

2013 FEB 27 PM 12:14

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**Docket Number: 61717

Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Abatement/Refund for Tax Year 2009-2010)

Wildhorse, LLC

Petitioner

vs.

Gunnison COUNTY BOARD OF COMMISSIONERS,Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009-2010 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 mostly residential (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009-2010.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2009-2010 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 2009-2010.

7. Brief narrative as to why the reduction was made:
The absorption rate was corrected from 2 to 8 years.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 15, 2013 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

Kendra Sedberry
Petitioner(s) or Agent or Attorney

DATED this 20th day of February, 2013
[Signature]
County Attorney for Respondent,
Board of Commissioners

Address:
Sterling Property Tax
950 S. Cherry Street
Suite 320
Denver, CO 80246
Telephone: 303-757-8865

Address:
200 E. Virginia Avenue
Gunnison, CO 81230
Telephone: 970-641-5300

Kristy Fitzgerald
County Assessor

Address:
221 N. Wisconsin Street
Suite A
Gunnison, CO 81230
Telephone: 970-641-1085

Docket Number 61717

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 61717

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R043527	\$ 322,430.00	\$.00	\$ 322,430.00
R043528	\$ 322,430.00	\$.00	\$ 322,430.00
R043529	\$ 322,430.00	\$.00	\$ 322,430.00
R043530	\$ 322,430.00	\$.00	\$ 322,430.00
R043531	\$ 322,430.00	\$.00	\$ 322,430.00
R043532	\$ 322,430.00	\$.00	\$ 322,430.00
R043534	\$ 322,430.00	\$.00	\$ 322,430.00
R043535	\$ 322,430.00	\$.00	\$ 322,430.00
R043536	\$ 322,430.00	\$.00	\$ 322,430.00
R043537	\$ 322,430.00	\$.00	\$ 322,430.00
R043538	\$ 322,430.00	\$.00	\$ 322,430.00
R043539	\$ 322,430.00	\$.00	\$ 322,430.00
R043540	\$ 322,430.00	\$.00	\$ 322,430.00
R043562	\$ 391,870.00	\$ 1,258,730.00	\$ 1,650,600.00
R043564	\$ 391,870.00	\$ 92,670.00	\$ 484,540.00
R043565	\$ 391,870.00	\$ 94,540.00	\$ 486,410.00
R043566	\$ 391,870.00	\$ 94,540.00	\$ 486,410.00
R043567	\$ 391,870.00	\$ 92,670.00	\$ 484,540.00
TOTAL:	\$ 6,150,940.00	\$ 1,633,150.00	\$ 7,784,090.00

Continued on next page

ATTACHMENT A (continued)
Actual Values as assigned by the Assessor

Docket Number 61717

<u>Balance Forward</u>	<u>\$ 6,150,940.00</u>	<u>\$ 1,633,150.00</u>	<u>\$ 7,784,090.00</u>
<u>R043568</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043569</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043570</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043571</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043572</u>	<u>\$ 391,870.00</u>	<u>\$ 1,276,140.00</u>	<u>\$ 1,668,010.00</u>
<u>R043573</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043574</u>	<u>\$ 391,870.00</u>	<u>\$ 66,130.00</u>	<u>\$ 458,000.00</u>
<u>R043575</u>	<u>\$ 391,870.00</u>	<u>\$ 66,130.00</u>	<u>\$ 458,000.00</u>
<u>R043581</u>	<u>\$ 391,870.00</u>	<u>\$ 875,290.00</u>	<u>\$ 1,267,160.00</u>
<u>TOTAL:</u>	<u>\$ 9,330,570.00</u>	<u>3,916,840.00</u>	<u>\$ 13,247,410.00</u>

ATTACHMENT B
Actual Values as assigned by the County Board of Commissioners after a timely appeal

Docket Number 81717

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R043527</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043528</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043529</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043530</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043531</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043532</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043534</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043535</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043536</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043537</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043538</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043539</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043540</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043562</u>	<u>\$ 391,870.00</u>	<u>\$ 1,258,730.00</u>	<u>\$ 1,650,600.00</u>
<u>R043564</u>	<u>\$ 391,870.00</u>	<u>\$ 92,670.00</u>	<u>\$ 484,540.00</u>
<u>R043565</u>	<u>\$ 391,870.00</u>	<u>\$ 94,540.00</u>	<u>\$ 486,410.00</u>
<u>R043566</u>	<u>\$ 391,870.00</u>	<u>\$ 94,540.00</u>	<u>\$ 486,410.00</u>
<u>R043567</u>	<u>\$ 391,870.00</u>	<u>\$ 92,670.00</u>	<u>\$ 484,540.00</u>
TOTAL:	\$ 6,150,940.00	\$ 1,633,150.00	\$ 7,784,090.00

Continued on next page

ATTACHMENT B (continued)

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

Docket Number 61717

<u>Balance Forward</u>	<u>\$ 6,150,940.00</u>	<u>\$ 1,633,150.00</u>	<u>\$ 7,784,090.00</u>
<u>R043568</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043569</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043570</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043571</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043572</u>	<u>\$ 391,870.00</u>	<u>\$ 1,276,140.00</u>	<u>\$ 1,668,010.00</u>
<u>R043573</u>	<u>\$ 322,430.00</u>	<u>\$.00</u>	<u>\$ 322,430.00</u>
<u>R043574</u>	<u>\$ 391,870.00</u>	<u>\$ 66,130.00</u>	<u>\$ 458,000.00</u>
<u>R043575</u>	<u>\$ 391,870.00</u>	<u>\$ 66,130.00</u>	<u>\$ 458,000.00</u>
<u>R043581</u>	<u>\$ 391,870.00</u>	<u>\$ 875,290.00</u>	<u>\$ 1,267,160.00</u>
TOTAL:	<u>\$ 9,333,570.00</u>	<u>3,916,840.00</u>	<u>\$ 13,247,410.00</u>

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 61717

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R043527	\$ 246,030.00	\$.00	\$ 246,030.00
R043528	\$ 246,030.00	\$.00	\$ 246,030.00
R043529	\$ 246,030.00	\$.00	\$ 246,030.00
R043530	\$ 246,030.00	\$.00	\$ 246,030.00
R043531	\$ 246,030.00	\$.00	\$ 246,030.00
R043532	\$ 246,030.00	\$.00	\$ 246,030.00
R043534	\$ 246,030.00	\$.00	\$ 246,030.00
R043535	\$ 246,030.00	\$.00	\$ 246,030.00
R043536	\$ 246,030.00	\$.00	\$ 246,030.00
R043537	\$ 246,030.00	\$.00	\$ 246,030.00
R043538	\$ 246,030.00	\$.00	\$ 246,030.00
R043539	\$ 246,030.00	\$.00	\$ 246,030.00
R043540	\$ 246,030.00	\$.00	\$ 246,030.00
R043562	\$ 391,870.00	\$ 1,258,730.00	\$ 1,650,600.00
R043564	\$ 391,870.00	\$ 92,670.00	\$ 484,540.00
R043565	\$ 391,870.00	\$ 94,540.00	\$ 486,410.00
R043566	\$ 391,870.00	\$ 94,540.00	\$ 486,410.00
R043567	\$ 391,870.00	\$ 92,670.00	\$ 484,540.00
TOTAL:	\$ 5,157,740.00	\$ 1,633,150.00	\$ 6,790,890.00

Continued on next page

ATTACHMENT C (continued)
Actual Values as agreed to by all Parties

Docket Number 61717

<u>Balance Forward</u>	<u>\$ 5,157,740.00</u>	<u>\$ 1,633,150.00</u>	<u>\$ 6,790,890.00</u>
<u>R043568</u>	<u>\$ 246,030.00</u>	<u>\$.00</u>	<u>\$ 246,030.00</u>
<u>R043569</u>	<u>\$ 246,030.00</u>	<u>\$.00</u>	<u>\$ 246,030.00</u>
<u>R043570</u>	<u>\$ 246,030.00</u>	<u>\$.00</u>	<u>\$ 246,030.00</u>
<u>R043571</u>	<u>\$ 246,030.00</u>	<u>\$.00</u>	<u>\$ 246,030.00</u>
<u>R043572</u>	<u>\$ 391,870.00</u>	<u>\$ 1,276,140.00</u>	<u>\$ 1,668,010.00</u>
<u>R043573</u>	<u>\$ 246,030.00</u>	<u>\$.00</u>	<u>\$ 246,030.00</u>
<u>R043574</u>	<u>\$ 391,870.00</u>	<u>\$ 68,130.00</u>	<u>\$ 458,000.00</u>
<u>R043575</u>	<u>\$ 391,870.00</u>	<u>\$ 68,130.00</u>	<u>\$ 458,000.00</u>
<u>R043581</u>	<u>\$ 391,870.00</u>	<u>\$ 875,290.00</u>	<u>\$ 1,267,160.00</u>
TOTAL:	<u>\$ 7,895,370.00</u>	<u>3,916,840.00</u>	<u>\$ 11,872,210.00</u>