

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62633
Petitioner: CLARENCE BLAIR , v. Respondent: ELBERT 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.: R104826+1

Category: Valuation Property Type: Agricultural
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$177,301

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

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 14th day of January 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

Cara McKeller

[Handwritten signature of Cara McKeller]



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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Docket Number: 62633

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

STIPULATION (As to Tax Year 2013 Actual Value)

Clarence E. Blair,

Petitioner

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 Agricultural (what type).

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2013.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2013 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 2013.

7. Brief narrative as to why the reduction was made:

A visible inspection was made. All outbuildings are of no value. R104826 no adi at protest. R104830 minor adi due to land classification. After inspection home on 104826 was det uninhabitable/ Land class was corrected and outbuildings were removed. Consideration of subjects actual value in its fee simple estate was made under Assessment Rule & compliance.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01-09-2014 (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 8th day of January, 2014

Clarence Blair
Petitioner(s) or Agent or Attorney

Alex Beltz
County Attorney for Respondent,
Board of Equalization

Address:
Clarence Blair
4049 Don Tomaso Dr
Los Angeles, CA 90008
cc Lafayette Blair
Telephone: 323-293-4213

Address:
Alex Beltz, County Atty
215 Comanche Street
PO Box 7
Kiowa, CO 80117
Telephone: 303-621-3180

Billie Mills
County Assessor

Address:
Billie Mills, Assessor
221 Comanche St, POB 26
Kiowa, CO 80117
Telephone: 303-621-3101

Docket Number 62633

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 62633

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R104826	\$ 27,659.00	\$ 36,650.00	\$ 64,309.00
R104830	\$ 153,398.00	\$ 1,229.00	\$ 154,627.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 181,057.00	\$ 37,879.00	\$ 218,936.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 62633

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R104826	\$ 22,863.00	\$ 1,040.00	\$ 23,903.00
R104830	\$ 153,398.00	\$.00	\$ 153,398.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 176,261.00	\$ 1,040.00	\$ 177,301.00