

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: **64831**

Petitioner:

GRANBY REALTY HOLDINGS

v.

Respondent:

GRAND COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its November 3, 2014 Order in the above-captioned appeal to reflect that Schedule No. R309362 is Withdrawn and the correct stipulated amount for the remaining schedule numbers should be \$253,420. In all other respects, the November 3, 2014 Order shall remain in full force and effect.

DATED/MAILED this 18th day of December, 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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.

[Signature]

Cara McKeller



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64831
Petitioner: GRANBY REALTY HOLDINGS LLC, 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.: R305652+85

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2014 actual value of the subject property.

3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$2,790,310

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 3rd day of November 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2014 OCT 29 AM 10:30

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: GRANBY REALTY HOLDINGS LLC v.	
Respondent: GRAND COUNTY BOARD EQUALIZATION	Docket No. 64831
<u>Attorneys for Petitioner:</u> Alan Poe #7641 Rachel Poe #41318 The Poe Law Office LLC 7200 S. Alton Way, Suite B-150 Centennial, CO 80112 Telephone: (303) 993-3953 Facsimile: (720) 519-1095 E-mail: Alan.Poe@poelawoffice.com Rachel.Poe@poelawoffice.com	
STIPULATION	

The parties, by their respective counsel of record, respectfully stipulate as follows:

1. Petitioner withdraws its appeal with respect to schedule number 309362.
2. The schedules of land listed on Exhibit 1 to this Stipulation will be classified as forest agricultural land for tax year 2014 and will be assigned the actual values identified on Exhibit 1 to this Stipulation.
3. The schedules of land listed on Exhibit 2 to this Stipulation will not be classified as forest agricultural land for tax year 2014 and will be assigned the actual values identified on Exhibit 2 to this Stipulation.
4. The parties jointly move the Board for an Order acknowledging the withdrawal of the appeal with respect to schedule number 309362 and approving the classifications and actual values set forth on Exhibits 1 and 2 to this Stipulation.
5. The hearing scheduled for May 19-20, 2015, should be vacated.

6. Each party will bear its own costs and attorneys' fees in connection with this appeal.

Dated: October 28, 2014.

Respectfully submitted,



Alan Poe #7641
Rachel Poe #41318
The Poe Law Office LLC
ATTORNEYS FOR PETITIONER
GRANBY REALTY HOLDINGS LLC



Anthony J. DiCola #5598
Grand County Attorney
308 Byers Avenue, P.O. Box 264
Hot Sulphur Springs, CO 80451
ATTORNEY FOR RESPONDENT
GRAND COUNTY BOARD OF EQUALIZATION

EXHIBIT 1 TO STIPULATION (TAX YEAR 2014 - DOCKET No. 64831)

The following schedules are classified as forest agricultural land and will be assigned the actual values shown below

Schedule Description	Schedule Number	Stipulated Actual Value
Filing 8		
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, SW4 SEC 15, T1N, R	R305652	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, SW4 SEC 15, T1N, R	R305653	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305654	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305655	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305656	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305657	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305658	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305659	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305660	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305661	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305662	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305663	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305664	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305665	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305666	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305667	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305668	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305669	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305670	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305671	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305672	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305673	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305674	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305675	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305676	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305677	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305678	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305682	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305683	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305684	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305685	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305686	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305687	\$ 20
GRANBY RANCH FILING NO. 8, DESC AT REC NO 2006-004206, NW4 SEC 15, T1N, R	R305688	\$ 20
GRANBY RANCH FILING NO. 8, TRACT A, DESC AT REC NO 2006-004206, SW4 SEC 1	R305689	\$ 230
GRANBY RANCH FILING NO. 8, TRACT B, DESC AT REC NO 2006-004206, NE4 SEC 1	R305690	\$ 110
GRANBY RANCH FILING NO. 8, TRACT C, DESC AT REC NO 2006-004206, NE4 SEC 1	R305691	\$ 90
GRANBY RANCH FILING NO. 8, TRACT D, DESC AT REC NO 2006-004206, NW4 SEC 1	R305692	\$ 10
GRANBY RANCH FILING NO. 8, TRACT E, DESC AT REC NO 2006-004206, SW4 SEC 1	R305693	\$ 10
GRANBY RANCH FILING NO. 8, TRACT F, DESC AT REC NO 2006-004206, NE4 SEC 1	R305694	\$ 10

EXHIBIT 1 TO STIPULATION (TAX YEAR 2014 - DOCKET No. 64831)		
The following schedules are classified as forest agricultural land and will be assigned the actual values shown below		
Schedule Description	Schedule Number	Stipulated Actual Value
GRANBY RANCH FILING NO. 8, TRACT K, DESC AT REC NO 2006-004206, SW4 SEC 1	R305698	\$ 10
Filing 11		
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 AND NE4NE4 SECTION 16	R306717	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306718	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306719	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306720	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306721	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306722	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306723	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306724	\$ 20
GRANBY RANCH FILING NO 11 1ST AMDIN PLAT 1ST AMENDMENT	R306725	\$ 20
GRANBY RANCH FILING NO 11 1ST AMDIN PLAT 1ST AMENDMENT	R306726	\$ 20
GRANBY RANCH FILING NO 11 1ST AMDIN PLAT 1ST AMENDMENT	R306727	\$ 20
GRANBY RANCH FILING NO 11 1ST AMDIN PLAT 1ST AMENDMENT	R306728	\$ 20
GRANBY RANCH FILING NO 11 1ST AMDIN PLAT 1ST AMENDMENT	R306729	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306730	\$ 20
GRANBY RANCH FILING NO 11 1ST AMDIN PLAT 1ST AMENDMENT	R306731	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306732	\$ 20
GRANBY RANCH FILING NO 11, IN NE4NW4 SECTION 15 T1N R76W	R306733	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 AND NE4NW4 SECTION 15 T1N R76W	R306734	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306735	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306736	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306737	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306738	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306739	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306740	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306741	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306742	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306743	\$ 20
GRANBY RANCH FILING NO 11, IN NW4NW4 SECTION 15 T1N R76W	R306744	\$ 20
GRANBY RANCH FILING NO 11 1ST ADMIN PLAT 1ST AMENDMENT	R306745	\$ 20
GRANBY RANCH FLG NO 11 OPEN SPACE TRACT A (63.027AC) AND TRACT B (1.266	R306746	\$ 1,480
GRANBY RANCH FLG 11, 1ST ADMIN PLAT 1ST AMENDMENT, TRACT E OPEN SPACE	R308191	\$ 10

EXHIBIT 2 TO STIPULATION (TAX YEAR 2014 - DOCKET No. 64831)		
The following schedules are classified as vacant land and will be assigned the actual values shown below		
Schedule Description	Schedule Number	Stipulated Actual Value
Meets and Bounds		
Filing 11		
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306695	\$ 27,800
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306696	\$ 27,800
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306704	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306705	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306706	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306707	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306708	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306709	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306710	\$ 22,240
GRANBY RANCH FLG 11 1ST ADMIN PLAT 1ST AMENDMENT	R306711	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306714	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306715	\$ 22,240
GRANBY RANCH FILING NO 11, IN NE4NE4 SECTION 16 T1N R76W	R306716	\$ 22,240