

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65229
Petitioner: EVERITT AIRPORT LLC 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 apart of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R119249

Category: VALUATION

Property Type: Commercial Real

2. Petitioner is protesting the 2014 actual property type of the subject property.
3. The parties agreed that the 2014 value of the subject property should be reduced to:

Total Value: \$ 523,195

(Reference Attached Stipulation)

4. The parties agreed that the 2014 actual property type of the subject property should be reclassified and should be :

Property Type: Mixed Use

(Reference Attached Stipulation)

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

DATED AND MAILED this 29th 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.

Cara McKeller

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2014 DEC 12 AM 8:38

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</p> <p>BAA Address: 1313 Sherman Street Room 315, 3rd Floor Denver, CO 80203</p>	
<p>EVERITT AIRPORT LLC, PETITIONER, VS. ELBERT COUNTY BOARD OF EQUALIZATION, RESPONDENT.</p>	
<p>ATTORNEY FOR RESPONDENT:</p> <p>Wade H. Gateley, Esq. County Attorney, Elbert County Address: 215 Comanche Street P.O. Box 7 Kiowa, CO 80117 (303) 621-3180 Fax: (303) 621-2343 E-mail: wade.gateley@elbertcounty-co.gov Atty. Reg #: 12284</p>	<p>^COURT USE ONLY^</p> <p>DOCKET NO. 65229, Tax Year 2014 County Schedule No. R119249</p>
<p>STIPULATION FOR TAX YEAR 2014</p>	

COMES NOW The Petitioner, Everitt Airport LLC, by and through its undersigned attorney, Jennifer M. Wascak of Seter & VanderWall, P.C., and the Respondent, Elbert County Board of Equalization, by and through its undersigned attorney, Wade H. Gateley, and hereby enter this Stipulation regarding the tax year 2014 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as : Tract R119249, known as Everitt Airport, Rocky Mountain Airpark Estates Tract B, mailing address 128 Corsair Circle, Parker, CO 80138, consisting of 7.0962 acres of commercial land, with improvements (airplane hangars, runway, sprinkler system, and storage/garage {00135013 3})

buildings), and 2.5638 acres of agricultural land, located in Elbert County, Colorado.

2. The subject property is classified as commercial land with improvements, and agricultural land.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2014:

Improved Commercial Land	\$300,000.00
Commercial Improvements	\$375,090.00
Total	\$675,090.00

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

Improved Commercial Land	\$300,000.00
Commercial Improvements	\$375,090.00
Total	\$675,090.00

5. After further review and negotiation, the Petitioner and the County Board of Equalization agree to the following tax year 2014 actual value for the subject property:

Agricultural land	\$ 246.00
Improved Commercial Land	\$207,104.00
Commercial Improvements	\$315,845.00
Total	\$523,195.00

6. The valuation, as established above, shall be binding only with respect to tax year 2014.

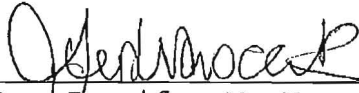
7. Brief narrative as to why the reduction was made: After further investigation, research, and a physical inspection of the property, it was determined that an adjustment should be made.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 9, 2015 at 8:30 a.m. shall be vacated.

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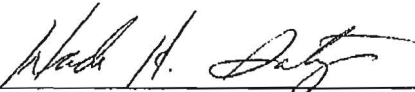
Dated this 11th day of December, 2014.

JENNIFER M. WASCAK, ESQ.



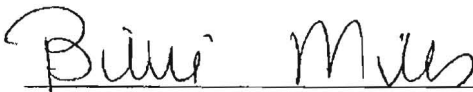
By: Jennifer M. Wascak
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WADE H. GATELEY, ESQ.



By: Wade H. Gateley #12284
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BILLIE MILLS



By: Billie Mills
Elbert County Assessor
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Docket No. 65229

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