

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66031
Petitioner: WILLIAMS FORK EAST, LLC v. Respondent: RIO BLANCO COUNTY BOARD OF COUNTY 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.: R0700525

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$51,870
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 17th day of November 2015.

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.

Tisha Luna

Tisha Luna



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		STATE OF COLORADO BD OF ASSESSMENT APPEALS 2015 NOV 16 PM 1:44
Petitioner: WILLIAMS FORK EAST, LLC v. Respondent: RIO BLANCO COUNTY BOARD OF EQUALIZATION		Docket Number: 66031 Single County Schedule Number: R0700525 Parcel #1355121000051
ATTORNEY FOR RESPONDENT: Kent A. Borchard, Reg. No. 2194 Rio Blanco County Attorney 200 Main Street, Suite 500 P.O. Box i Meeker, Colorado 81641 Phone Number: (970) 878-9680 Fax Number: (970) 878-9681		
STIPULATION AS TO TAX YEAR 2015 CLASSIFICATION AND ASSESSED VALUE		

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 classification and 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 legal description of the property subject to this Stipulation is described as:

E. ¾ SENW, SWNE, Section 12, T2N R88W
 (Less a Portion Conveyed in B. 158, P. 285)
 Rio Blanco County, Colorado

Commonly Known As: 52100 Rio Blanco County Road 8
 Meeker, Colorado 81641

2. The subject property currently is classified as 20 acres Commercial and 46 acres as Residential.

3. After a timely appeal to the Board of Equalization, the Board of Equalization agreed with the Assessor's classification and valued the subject property as follows:

	ACTUAL VALUE	ASSESSED VALUE
Land	\$ 360,360.00	\$ 51,660.00
Improvements	\$ 291,330.00	\$ 84,490.00
Total	<u>\$ 651,690.00</u>	<u>\$ 136,150.00</u>

4. After further review and negotiation, Petitioner and County Board of Equalization agree to reclassify the property as Residential for the tax year 2015 changing the assessed value for the subject property as follows:

	ACTUAL VALUE	ASSESSED VALUE
Land	\$ 360,360.00	\$ 28,680.00
Improvements	\$ 291,330.00	\$ 23,190.00
Total	<u>\$ 651,690.00</u>	<u>\$ 51,870.00</u>

5. The classification and valuation, as established above, shall be binding only with respect to tax year 2015.

6. Both parties agree that the hearing before the Board of Assessment Appeals on is no longer warranted and may be vacated.

DATED this 27 day of October, 2015.

Subscribed and sworn to before me at Meeker, Colorado, on this 27th day of October, 2015.
Authorised Representative of Williams Fork East LLC

Petitioner
Williams Fork East, LLC
52100 CR8
Meeker, CO 81641

Kent A. Borchard

County Attorney for Respondent,
Board of Equalization
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Renee T. Neilson

County Assessor
Renee T. Neilson
PO Box 508
Meeker, CO 81641
(970) 878-9410

Docket Number: 66031

CERTIFICATE OF SERVICE

I, Vicky R. Edwards, hereby certify that on this 16th Day of November, 2015, I have placed a true and correct copy of the above and foregoing Stipulation As To Tax Year 2015 Classification and Assessed Value, in the U.S. mail, postage paid and addressed to the following:

Lisa Bennet
Williams Fork East, LLC
P O Box 2956
Edwards, CO 81632

Rena T. Nelson
Rio Blanco County Assessor
P O Box 508
Meeker, CO 81641



Vicky R. Edwards, Legal Assistant