

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69687</b>
Petitioner: <b>RIVER RUN AT SPANISH PEAKS, GP -</b>  v. Respondent: <b>HUERFANO COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 20201+24**  
**Category: Abatement Appeal                      Property Type: Vacant Land**
  
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: \$387,775**  
(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 Huerfano County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 7th day of March 2017.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STIPULATION

SCHEDULE NO. 20201+24

DOCKET NO. 69687

Petitioner:

RIVER RUN AT SPANISH PEAKS, GP

V.

Respondent:

HUERFANO COUNTY BOARD OF COUNTY COMMISSIONERS

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2017 MAR -6 PM 1:20

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation.

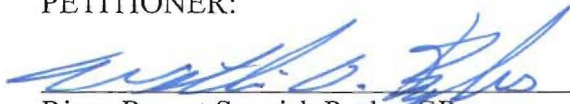
Petitioner and Respondent agree and stipulate as follows:

1. The 25 properties subject to this Stipulation are located in Huerfano County, Colorado. The subject property is classified as vacant land.
2. The County Assessor originally assigned the following actual values to the subject properties for the tax years in question:  
  
Total for 25 parcels: \$627,404.
3. Petitioner filed a Petition for Abatement with the County Board of Equalization, which was denied, leaving the values of the subject properties before this appeal as follows:  
  
Total for 25 parcels: \$627,404.
4. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2015 actual values for the subject properties:  
  
Total for 25 parcels: \$387,775.  
(See attached Exhibit A for values of individual Schedule Nos.)
5. The valuations established above shall be binding with respect to tax year 2015.
6. The reductions were made after a review of market sales.
7. Both Parties agree that the hearing scheduled before the Board of Assessment Appeals on April 25, 2017 at 8:30 AM be vacated.

Dated this 10<sup>th</sup> day of January, 2017

Respectfully submitted:

PETITIONER:



River Run at Spanish Peaks, GP

By: William O. Boyles, member, Black Dog Property LLC - G.P.



Kathryn L. Schroeder

Attorney for Petitioner

303-929-2224

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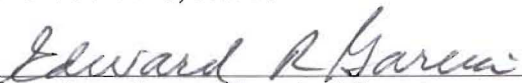
RESPONDENT:



Elisha Meadows

Huerfano County Assessor

719-738-3000, ext. 504



Huerfano County Board of County

Commissioners, or designee

719-738-3485 (Administrator)

401 Main Street

Walsenberg, CO 81089

EXHIBIT A

20209	9	0.73	38198.71	52327	0.4287	16376	0.29	4749
20208	8	0.74	38721.98	52327	0.4287	16600	0.29	4814
20227	27	0.74	38722	52327	0.4287	16600	0.29	4814
20226	26	0.75	39245	52327	0.4287	16824	0.29	4879
20211	11	0.76	39768.52	52327	0.4287	17049	0.29	4944
20224	24	0.78	40815.06	52327	0.4287	17497	0.29	5074
20225	25	0.79	41338	52327	0.4287	17722	0.29	5139
20202	2	0.8	41861.6	52327	0.4287	17946	0.29	5204
20201	1	0.82	42908.14	52327	0.4287	18395	0.29	5334
20218	18	0.87	45524.49	52327	0.4287	19516	0.29	5660
20207	7	0.9	36490.5	40545	0.4287	15643	0.29	4537
20223	23	0.93	37706.85	40545	0.4287	16165	0.29	4688
20206	6	0.94	38112.3	40545	0.4287	16339	0.29	4738
20210	10	0.94	38112.3	40545	0.4287	16339	0.29	4738
20219	19	0.95	38517.75	40545	0.4287	16513	0.29	4789
20222	22	0.97	39328.65	40545	0.4287	16860	0.29	4889
20231	31	0.97	39329	40545	0.4287	16860	0.29	4889
20216	16	0.98	39734.1	40545	0.4287	17034	0.29	4940
20215	15	1	40545	40545	0.4287	17382	0.29	5041
20214	14	1.11	45004.95	40545	0.4287	19294	0.29	5595
20212	12	1.12	45410.4	40545	0.4287	19467	0.29	5646
20205	5	1.14	14284.2	12530	0.4287	6124	0.29	1776
20213	13	1.14	14284.2	12530	0.4287	6124	0.29	1776
20203	3	1.2	15036	12530	0.4287	6446	0.29	1869
20204	4	1.24	15537.2	12530	0.4287	6661	0.29	1932

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