

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70075</b>
Petitioner: <b>RICHARD H &amp; JOAN W JONES</b>  v.  Respondent: <b>GRAND COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>AMENDED ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: R026124**  
**Category: Abatement Appeal                      Property Type: Vacant Land**
2. Petitioner is protesting the 14-15 actual classification of the subject property.
3. The parties agreed that the 14-15 actual classification of the subject property should be reduced to:  

**Total Value: Residential rate of 7.96% for tax years 2014-2016, 7.2% for tax years 2017-2018, and 7.15 % for tax years 2019-2020**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 14-15 actual classification of the subject property, as set forth above. The Grand County Assessor is directed to change his/her records accordingly.

**DATED** this 25th day of January 2022.

**BOARD OF ASSESSMENT APPEALS**



---

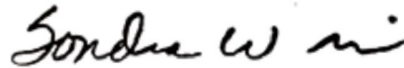
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Stephanie Cobos*

---

Stephanie Cobos



---

Sondra W. Mercier



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

County Schedule Number R026124  
Docket Numbers 70075, 75313

---

**STIPULATION (As To Tax Years 2014-2020 Actual Value)**

---

Duff and Phelps/Kroll LLC representing Richard H & Joan W Jones

Petitioner

v.

Grand County Board of Equalization

Respondent

---

Petitioner, Duff and Phelps/Kroll LLC representing Richard H & Joan W Jones, and Respondent Grand County Board of Equalization hereby enter into this Stipulation regarding the tax years 2014-2020 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as Subd: Ranch Creek Estates FLG 2 Lot: 4 8.909 AC and is identified as Parcel Number: 1453-214-02-004 in Grand County Assessor's Office records.
2. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property based on the Commercial rate of 29% for tax years 2014-2020.

Jones R026124	2020	2019	2018	2017	2016	2015	2014
Total Actual Value	\$144,330	\$144,330	\$133,640	\$133,640	\$110,470	\$110,470	\$110,470
Total Assessed Value	\$41,860	\$41,860	\$38,760	\$38,760	\$32,040	\$32,040	\$32,040
Current Assessment Rate	29%	29%	29%	29%	29%	29%	29%

3. Following the Colorado Supreme Court decision in *Mook v. Bd of Cty Cmm'rs* (18SC434); *Bd of Assessment Appeals v. Kelly* (18SC499) and *Bd. of Cty. Comm'rs v. Hogan*

(18SC544) , the Petitioner and County Board of Equalization agree to classify the subject property at the Residential rate of 7.96% for tax years 2014-2016, 7.2% for tax years 2017-2018, and 7.15% for tax years 2019-2020 and to adjust the assessed value for tax years 2014-2020.

Jones R026124	2020	2019	2018	2017	2016	2015	2014
Total Actual Value	\$144,330	\$144,330	\$133,640	\$133,640	\$110,470	\$110,470	\$110,470
New Total Assessed Value	\$10,320	\$10,320	\$9,622	\$9,622	\$8,793	\$8,793	\$8,793
New Assessment Rate	7.15%	7.15%	7.20%	7.20%	7.96%	7.96%	7.96%


4. The valuation, as established above, shall be binding with respect to tax years 2014-2020, absent any unusual change in condition to the property.

5. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

Dated this \_\_20<sup>th</sup>\_\_ day of \_\_December\_\_\_\_\_, 2021.



Christopher Leahy  
Grand County Attorney  
308 Byers Avenue  
Hot Sulphur Springs, CO 80451  
(970) 725-3045



Tom Weydert  
Grand County Assessor  
308 Byers Avenue  
Hot Sulphur Springs, CO 80451  
(970) 725-3045

ATTORNEY FOR RESPONDENT  
GRAND COUNTY BOARD  
OF EQUALIZATION



Bruce Cartwright  
Kroll, LLC  
1624 Market St, Suite 226, PMB 94453  
Denver, CO 80202-1559

Agent for Petitioner