

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.: 70888

Petitioner:

JAMES HENSLEY & TAMMY HENSLEY

v.

Respondent:

PARK 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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R0022679
Appeal Category:	Valuation
Current Classification:	Vacant Land

2. Petitioner is protesting the 2017 classification and actual value of the subject property.
3. The parties agreed that the 2017 classification and actual value of the subject property should be as follows:

Classification:	Agricultural
Actual Value:	\$67,262.00

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2017 classification of the subject property as set forth above.

Respondent is ordered to change the 2017 actual value of the subject property as set forth above.

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

DATED AND MAILED this 24th day of October, 2017.

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.

Christine Fontenot

Christine Fontenot

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2017 OCT 19 PM 4: 34
Petitioners: JAMES HENSLEY & TAMMY HENSLEY v. Respondent: PARK COUNTY BOARD OF EQUALIZATION	Docket Nos.: 70888 Schedule Nos. R0022679
Counsel for Park County BOE: Marcus A. McAskin, Esq., Reg. #34072 MICHOW COX & MCASKIN LLP 6530 S. Yosemite Street, Suite 200 Greenwood Village, Colorado 80111 Phone Number: (303) 459-2725 Facsimile Number: (303) 459-2726 marcus@mcm-legal.com christiana@mcm-legal.com	
STIPULATION (FOR TAX YEAR 2017)	

Petitioners James and Tammy Hensley and Respondent Park County Board of Equalization (the "Parties") hereby enter into this Stipulation regarding the tax year 2017 valuation of the real property described below, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Parties agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

T07 R73 S17 SW4
TRACT IN S2S2 AKA PARCEL 1

AS DESCRIBED IN SURVEY PLAT
S-01-02 17-7-73

Having an address of 54551 Hwy 285, Shawnee, Colorado and having Park County Schedule Number R0022679 (the "Subject Property").

2. The Subject Property is currently classified as vacant land.
3. The Park County Assessor originally assigned the following actual value to the Subject Property for tax year 2017:

Land	\$379,750.00
Improvements	<u>\$ 25,920.00</u>
Total:	\$405,670.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the Subject Property for tax year 2017 as follows:

Land	\$379,750.00
Improvements	<u>\$ 25,920.00</u>
Total:	\$405,670.00

5. After further review of additional comparable sales, a site visit, and further discussion and negotiation, the Parties agree to the following stipulated tax year 2017 actual value for the Subject Property:

Land	\$ 11,300.00
Improvements	<u>\$ 55,962.00</u>
Total:	\$ 67,262.00

The Parties further agree that the Subject Property will be classified as Agricultural for the 2017 tax year.

6. The hearing on the 2017 actual value of the Subject Property has been scheduled by the BAA for February 26, 2018.

The Parties respectfully request that the Board of Assessment Appeals proceed to enter an order affirming the valuation of the Subject Property as set forth in this Stipulation, and vacating the February 26, 2018 hearing.

Respectfully submitted this 19th day of October, 2017.

PETITIONER(S):

RESPONDENT:

James Hensley
10306 Sagelea Lane
Houston, TX 77089
jim@paintballzonehouston.com

<signature appears on next page>
Kristy M. Sabus, Deputy County Assessor
Park County
P.O. Box 636
Fairplay, CO 80440
KSabus@parkco.org

Tammy Hensley
10306 Sagelea Lane
Houston, TX 77089

HARTSHORN LAW OFFICE

MICHOW COX & MCASKIN LLP



Ed S. Hartshorn, #25402

Marcus A. McAskin, #34072

Attorney of record for Petitioners
ed@fairplaylaw.com


Attorney of record for Respondent Park
County Board of Equalization
marcus@mcm-legal.com

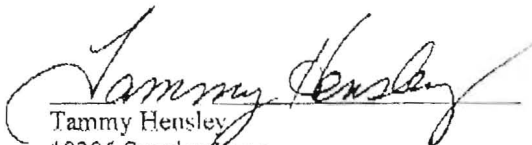
NOTE: PETITIONERS' SIGNATURES AND SIGNATURE OF PETITIONERS' COUNSEL OF RECORD APPEAR ON THE NEXT PAGE (page 4).

SIGNATURE OF PARK COUNTY DEPUTY ASSESSOR APPEARS ON PAGE FOLLOWING (page 5 below).


PETITIONERS' SIGNATURE PAGE:

PETITIONER(S):


James Hensley
10306 Sagelea Lane
Houston, TX 77089
jim@paintballzonehouston.com


Tammy Hensley
10306 Sagelea Lane
Houston, TX 77089

HARTSHORN LAW OFFICE



Ed S. Hartshorn, #25402

Attorney of record for Petitioners
ed@fairplaylaw.com

RESPONDENT:

<Signature attached on next page>
Kristy M. Sabus, Deputy County Assessor
Park County
P.O. Box 636
Fairplay, CO 80440
KSabus@parkeo.org

MICHOW COX & MCASKIN LLP


Marcus A. McAskin, #34072

Attorney of record for Respondent Park
County Board of Equalization
marcus@mcm-legal.com

COUNTY SIGNATURE PAGE:

PETITIONER(S):

James Hensley
10306 Sagelea Lane
Houston, TX 77089

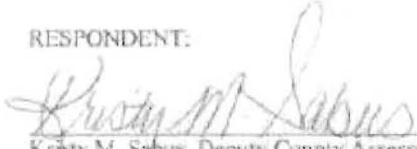
Tammy Hensley
10306 Sagelea Lane
Houston, TX 77089

HARTSHORN LAW OFFICE

Ed S. Hartshorn, #25402

Attorney of record for Petitioners

RESPONDENT:



Kristy M. Sabus, Deputy County Assessor
Park County
P.O. Box 636
Fairplay, CO 80440

MICHOW COX & MCASKIN LLP

Marcus A. McAskin, #34072

Attorney of record for Respondent Park
County Board of Equalization