

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75757
Petitioner: CATAMOUNT DEVELOPMENT LLC v. Respondent: ROUTT COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R8164217+2
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$5,940,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.
 The Routt County Assessor is directed to change his/her records accordingly.

DATED this 11th day of March 2020.

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.

Gordana Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CATAMOUNT DEVELOPMENT LLC v.	
Respondent: ROUTT COUNTY BOARD OF EQUALIZATION	
ATTORNEYS FOR RESPONDENT: Erick Knaus, Reg. No. 33389 Routt County Attorney Lynaia South, Reg. No. 35291 Assistant Routt County Attorney 522 Lincoln Avenue, Suite 34 Steamboat Springs, Colorado 80487 Phone: (970) 870-5350 Fax: (970) 870-5381 Email: eknaus@co.routt.co.us; lsouth@co.routt.co.us	Docket No.: 75757 County Schedule Nos.: R8164217+2
STIPULATION AS TO TAX YEAR 2019 ACTUAL VALUES	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 properties subject to this stipulation are described as:

- Schedule R8164217 – Parcel 1 Catamount Ranch LPSE 31.4954A
- Schedule R8164218 – Parcel 2 Catamount Ranch LPSE 167.924A
- Schedule R8164221 – Parcel 5 Catamount Ranch LPSE 11.365A

2. The subject properties are classified as Commercial.

3. The County Assessor originally assigned the following actual value to the subject properties for tax year 2019:

Schedule R8164217 – Parcel 1 Catamount Ranch LPSE 31.4954A

Land: \$1,155,790

Improvements: \$411,430

Total: \$1,567,220

Schedule R8164218 – Parcel 2 Catamount Ranch LPSE 167.924A

Land: \$6,126,090

Improvements: \$1,102,050

Total: \$7,228,140

Schedule R8164221 – Parcel 5 Catamount Ranch LPSE 11.365A

Land: \$409,870

Improvements: None

Total: \$409,870

And made the following adjustments at the Assessor level appeal:

Schedule R8164217 – Parcel 1 Catamount Ranch LPSE 31.4954A

Land: \$1,186,430 (adjusted +30,640)

Improvements: \$411,430 (adjusted -0-)

Total: \$1,597,860 (total adjustment + 30,640)

Schedule R8164218 – Parcel 2 Catamount Ranch LPSE 167.924A

Land: \$6,289,480 (adjusted +163,390)

Improvements: \$1,102,050 (adjusted -0-)

Total: \$7,391,530 (total adjustment +163,390)

Schedule R8164221 – Parcel 5 Catamount Ranch LPSE 11.365A

Land: \$215,840 (adjusted -194,030)

Improvements: None

Total: \$215,840 (total adjustment -194,030)

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

Schedule R8164217 – Parcel 1 Catamount Ranch LPSE 31.4954A

Land: \$1,186,430

Improvements: \$411,430

Total: \$1,597,860

Schedule R8164218 – Parcel 2 Catamount Ranch LPSE 167.924A

Land: \$6,289,480

Improvements: \$1,102,050

Total: \$7,391,530

Schedule R8164221 – Parcel 5 Catamount Ranch LPSE 11.365A

Land: \$215,840
Improvements: None
Total: \$215,840

5. After further review and negotiation, Petitioner and the County Board of Equalization agree to the following tax year 2019 actual value for the subject properties:

Schedule R8164217 – Parcel 1 Catamount Ranch LPSE 31.4954A

Land: \$629,800
Improvements: \$182,010
Total: \$811,810

Schedule R8164218 – Parcel 2 Catamount Ranch LPSE 167.924A

Land: \$3,358,400
Improvements: 1,747,070
Total: \$5,105,470

Schedule R8164221 – Parcel 5 Catamount Ranch LPSE 11.365A

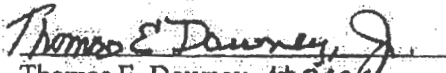
Land: \$22,720
Improvements: None
Total: \$22,720

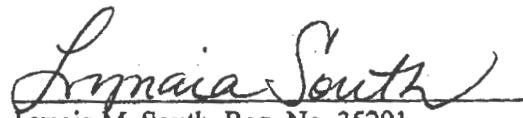
6. The valuations as established above, shall be binding only with respect to tax year 2019.

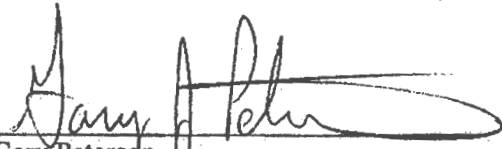
7. The stipulated values are based on a closer analysis and exchange of supporting documentation between Petitioner and Assessor, reconciling all three approaches to value to reach an acceptable level of values for both parties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 25, 2020, be vacated.

Dated this 21st day of February, 2020.


Thomas E. Downey #9686
Downey & Associates, P.C.
6855 South Havana Street, Suite 600
Centennial, CO 80112
Attorney for Petitioner


Lynaia M. South, Reg. No. 35291
Assistant County Attorney
Attorney for Respondent



Gary Peterson
Routt County Assessor

Docket Number 75757