

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 76633</b> |
| Petitioner:<br><b>WP BASE LLC</b><br><br>v.<br>Respondent:<br><b>GRAND COUNTY BOARD OF EQUALIZATION</b>              |                             |
| <b>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.: R207317+1**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
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: \$1,354,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

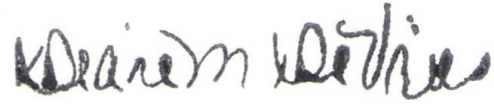
**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 26th day of December 2019.

**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.



\_\_\_\_\_  
Debra A. Baumbach

  
\_\_\_\_\_  
Yesenia Araujo

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

2019 NOV 27 PM 2: 59

Docket Number: 76633  
Multiple County Schedule Numbers: (As Set Forth in the Attached)

---

STIPULATION (As to Tax Year 2019 Actual Value)

---

WP Base LLC

---

Petitioner

vs.

Grand County COUNTY BOARD OF EQUALIZATION,

Respondent.

---

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

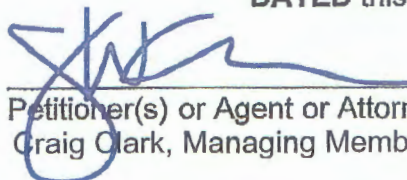
1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as residential (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2019.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2019 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2019.

7. Brief narrative as to why the reduction was made:

Further review of sales data indicated a reduced value for both condominium units.

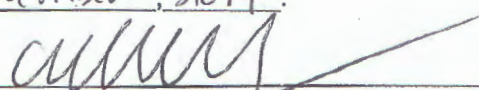
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MARCH 24, 20 (date) at N/A (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14<sup>th</sup> day of November, 2019.

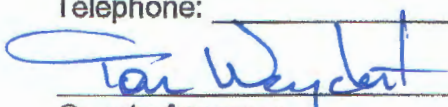
  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney  
Craig Clark, Managing Member

Address:  
- 2200 S Valentia St  
- Denver, CO 80231

Telephone: 720-840-7634

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
- 308 Byers Avenue  
- Hot Sulphur Springs, CO 80451

Telephone: \_\_\_\_\_  
  
\_\_\_\_\_  
County Assessor

Address:  
- 308 Byers Avenue  
- Hot Sulphur Springs, CO 80451

Telephone: 970-725-3117

Docket Number 76633

**ATTACHMENT A**  
 Actual Values as assigned by the Assessor

Docket Number 76633

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Actual Value</u> |
|------------------------|-------------------|--------------------------|---------------------------|
| R 207249               | \$ 0.00           | \$ 756,810.00            | \$ 756,810.00             |
| R 207317               | \$ 0.00           | \$ 742,940.00            | \$ 742,940.00             |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
| <b>TOTAL:</b>          | \$ 0.00           | \$ 1,499,750.00          | \$ 1,499,750.00           |

STATE OF COLORADO  
 BD OF ASSESSMENT APPEALS

2019 NOV 27 PM 2:59

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 76633

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Actual Value</u> |
|------------------------|-------------------|--------------------------|---------------------------|
| <u>R207249</u>         | \$ <u>0.00</u>    | \$ <u>756,810.00</u>     | \$ <u>756,810.00</u>      |
| <u>R207317</u>         | \$ <u>0.00</u>    | \$ <u>742,940.00</u>     | \$ <u>742,940.00</u>      |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
|                        | \$ .00            | \$ .00                   | \$ 0.00                   |
| <b>TOTAL:</b>          | \$ <u>0.00</u>    | \$ <u>1,499,750.00</u>   | \$ <u>1,499,750.00</u>    |

2019 NOV 27 PM 2: 59

**ATTACHMENT C**  
Actual Values as agreed to by all Parties

Docket Number 74633

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Actual Value</u> |
|------------------------|-------------------|--------------------------|---------------------------|
| <u>R 207249</u>        | <u>\$ 0.00</u>    | <u>\$ 680,000.00</u>     | <u>\$ 680,000.00</u>      |
| <u>R 207317</u>        | <u>\$ 0.00</u>    | <u>\$ 674,000.00</u>     | <u>\$ 674,000.00</u>      |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <u></u>                | <u>\$ .00</u>     | <u>\$ .00</u>            | <u>\$ 0.00</u>            |
| <b>TOTAL:</b>          | <u>\$ 0.00</u>    | <u>\$ 1,354,000.00</u>   | <u>\$ 1,354,000.00</u>    |