

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THREE FORKS RANCH CORP,</p> <p>v.</p> <p>Respondent:</p> <p>ROUTT COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas Thornberry, Esq. Address: 555 Breeze #250 Craig, CO 81625 Phone Number: (970) 824-7057 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38986</p>
<p>ORDER ON STIPULATION</p>	

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.: R0005175, R0005680, R0005705, R3053872, R4058643,
R6056185, R6056428, R6056502, R6056606, R6056831
Category: Valuation, Exemption
Property Type: Agricultural, Residential, Vacant Land

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

The Routt County Assessor is directed to change her records accordingly.

DATED/MAILED this 25th day of January, 2002.

This decision was put on the record

January 24, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

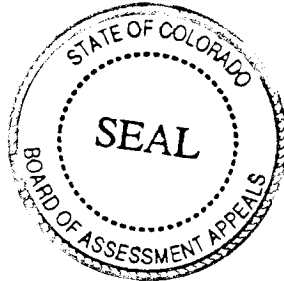
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Mark R. Linné

Mark R. Linné

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38986



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 38986

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

12 JAN 23 4:11:00
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

RECEIVED

STIPULATION (As to Tax Year 2001 Actual Value)

THREE FORKS RANCH CORP,

Petitioner,

vs.

ROUTT COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties currently are classified as set forth on the Attachments to this Stipulation.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.
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, Petitioner and Respondent agree to the tax year 2001 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 2001.

7. Brief narrative as to why the changes were made:

Schedule #R005175 Pin#902212001: The status of this vacant one-acre parcel was changed to exempt, due to the presence of a homesteader cemetery.

Schedule #R6056185 Pin#902301001: No change in value.

Schedule #R4058643 Pin#906341001: No change in value.

Schedule #R6056428 Pin#903281001: No change in land value. The construction of the new residence was determined to be at the foundation-only stage as of January 1, 2001. The value of this residence was removed for the year 2001.

Schedule #R6056831 Pin#132100001: The status of the land was determined to be agricultural as a part of the larger ranch operation and the value was reduced to reflect the appropriate agricultural designation. No change in the value of the improvements or residence was made, although their classification changed from residential to agricultural.

Schedule #R005705 Pin#903153001: No change in value.

Schedule #R3053872 Pin#903134001: The status of the land was determined to be agricultural as a part of the larger ranch operation and the value was reduced to reflect the appropriate agricultural designation. Routt County's agricultural appraiser viewed the residence on November 9, 2001. The residence's value was reduced to reflect its current condition and construction grade. The classification of the improvements and residence was changed from residential to agricultural.

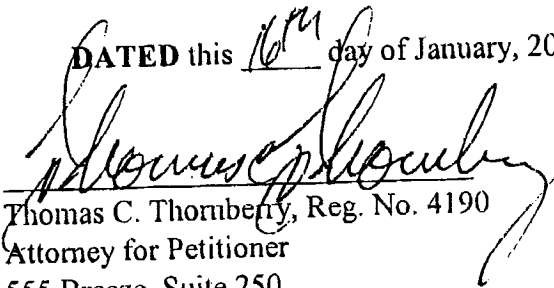
Schedule #R0005680 Pin#902161001: No change in value.

Schedule #R6056606 Pin #906231001: Routt County's agricultural appraiser researched USDA Natural Resources Conservation Service maps for this property. The agricultural soil classification was changed on 57 acres from Irrigated Hay to Meadow Hay, Grazed, which is appraised at a lower value.

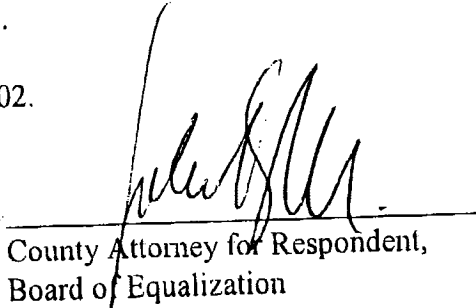
Schedule #R6056502 Pin#906091001: Routt County's agricultural appraiser researched USDA Natural Resources Conservation Service maps for this property. The agricultural soil classification was changed on 40 acres from Irrigated Hay to Meadow Hay, Grazed, which is appraised at a lower value. Routt County's agricultural appraiser viewed the two residences on November 9, 2001. Values on both residences were reduced to reflect their current condition and construction grade.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 19, 2002 at 8:30 a.m. be vacated.

DATED this 16th day of January, 2002.

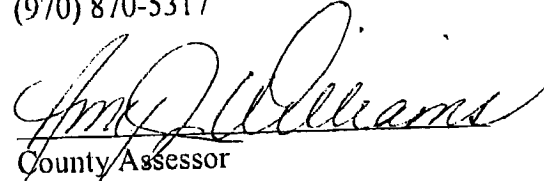


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(970) 824-7057



County Attorney for Respondent,
Board of Equalization

John D. Merrill, Reg. No. 19505
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Steamboat Springs, CO 80477
(970) 870-5317



County Assessor

Amy J. Williams
Routt County Assessor
P.O. Box 773210
Steamboat Springs, CO 80477
(970) 879-2756

Docket Number 38986

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 38986

Schedule Number	Parcel Number	Classification	Land Value	Improvement Value	Total Actual Value
R0005175	902212001	Vacant	\$15,000.00	\$0	\$15,000.00
R6056185	902301001	Ag Land Ag Improvements Ag Residential	\$44,140.00	\$26,560.00 \$404,970.00	\$475,670.00
R4058643	906341001	Ag Land Ag Residential	\$36,180.00	\$60,800.00	\$96,980.00
R6056428	903281001	Ag Land Ag Improvements Ag Residential	\$90,620.00	\$3,980.00 \$410,160.00	\$504,760.00
R6056831	132100001	Residential		\$219,100.00	\$219,100.00
R0005705	903153001	Ag Land Ag Residential	\$2,040.00	\$102,990.00	\$105,030.00
R3053872	903134001	Residential	\$241,950.00	\$0	\$241,950.00
R0005680	902161001	Ag Land Ag Improvements Ag Residential	\$228,280.00	\$218,540.00 \$2,717,630.00	\$3,164,450.00
R6056606	906231001	Ag Land	\$33,530.00	\$0	\$33,530.00
R6056502	906091001	Ag Land Ag Improvements Ag Residential	\$56,810.00	\$380.00 \$72,650.00	\$129,840.00

ATTACHMENT B

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

Docket Number 38986

Schedule Number	Parcel Number	Classification	Land Value	Improvement Value	Total Actual Value
R0005175	902212001	Vacant	\$15,000.00	\$0	\$15,000.00
R6056185	902301001	Ag Land Ag Improvements Ag Residential	\$44,140.00	\$26,560.00 \$404,970.00	\$475,670.00
R4058643	906341001	Ag Land Ag Residential	\$36,180.00	\$60,800.00	\$96,980.00
R6056428	903281001	Ag Land Ag Improvements Ag Residential	\$90,620.00	\$3,980.00 \$410,160.00	\$504,760.00
R6056831	132100001	Residential		\$219,100.00	\$219,100.00
R0005705	903153001	Ag Land Ag Residential	\$2,040.00	\$102,990.00	\$105,030.00
R3053872	903134001	Residential	\$241,950.00	\$0	\$241,950.00
R0005680	902161001	Ag Land Ag Improvements Ag Residential	\$228,280.00	\$218,540.00 \$2,717,630.00	\$3,164,450.00
R6056606	906231001	Ag Land	\$33,530.00	\$0	\$33,530.00
R6056502	906091001	Ag Land Ag Improvements Ag Residential	\$56,810.00	\$380.00 \$72,650.00	\$129,840.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 38986

Schedule Number	Parcel Number	Classification	Land Value	Improvement Value	Total Actual Value
R0005175	902212001	Exempt/Cemetery	\$0	\$0	\$0
R6056185	902301001	Ag Land Ag Improvements Ag Residential	\$44,140.00	\$26,560.00 \$404,970.00	\$475,670.00
R4058643	906341001	Ag Land Ag Residential	\$36,180.00	\$60,800.00	\$96,980.00
R6056428	903281001	Ag Land Ag Improvements Ag Residential	\$90,620.00	\$3,980.00 \$159,600.00	\$254,200.00
R6056831	132100001	Ag Land Ag Improvements Ag Residential	\$255.00	\$4,620.00 \$149,980.00	\$154,855.00
R0005705	903153001	Ag Land Ag Improvements Ag Residential	\$2,040.00	\$620.00 \$102,370.00	\$105,030.00
R3053872	903134001	Ag Land Ag Improvements Ag Residential	\$360.00	\$4,180.00 \$142,110.00	\$146,650.00
R0005680	902161001	Ag Land Ag Improvements Ag Residential	\$228,280.00	\$218,540.00 \$2,717,630.00	\$3,164,450.00
R6056606	906231001	Ag Land	\$25,090.00	\$0	\$25,090.00
R6056502	906091001	Ag Land Ag Improvements Ag Residential	\$50,890.00	\$380.00 \$42,370.00	\$93,640.00

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

THREE FORKS RANCH CORP.,

v.

Respondent:

ROUTT COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Docket Number: 38986

Name: Thomas Thornberry, Esq.

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Craig, CO 81625

Phone Number: (970) 824-7057

Attorney Registration No.:

AMENDMENT TO ORDER ON STIPULATION

THE BOARD OF ASSESSMENT APPEALS hereby amends page 2 of its 2002 Order in the above-captioned appeal to reflect that Respondent is ordered to reduce the 2001 actual value of the subject property as set forth in the Stipulation attached to the Order dated January 25, 2002.

In all other respects, the January 25, 2002 order shall remain in full force and effect.

DATED/MAILED this 30th day of January, 2002.

This amendment was put on the record

January 29, 2002

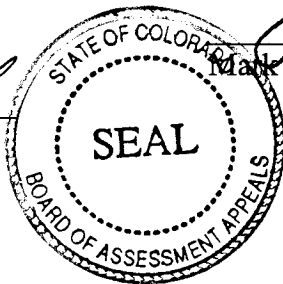
BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Penny S. Bunnell
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