

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CERISE RANCH LLC,</p> <p>v.</p> <p>Respondent:</p> <p>GARFIELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Sterling Equities Barry J Goldstein, Esq</p> <p>Address: 950 S Cherry Street, #320 Denver, CO 80246</p> <p>Phone Number: (303) 757-8865</p>	<p>Docket Number: 41332</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.: R007137+57

Category: Valuation Property Type: Vacant Land and Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

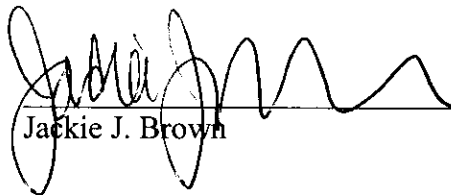
The Garfield County Assessor is directed to change his/her records accordingly.

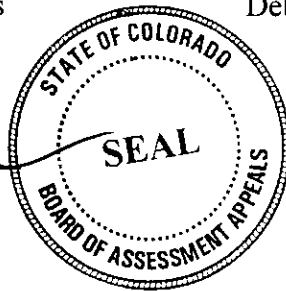
DATED/MAILED this 21st day of February, 2004.

This decision was put on the record


February 20, 2004

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

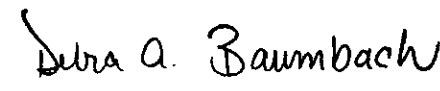

Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41332

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

STIPULATION (As to Tax Year 2003 Actual Value)

CERISE RANCH, LLC

Petitioner

vs.

GARFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

04 FEB 19 PM 3:53
CLERK OF BOARD OF ASSESSMENT APPEALS
CO OF GARFIELD COUNTY

RECEIVED

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 Vacant land and two residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
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 2003 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 2003.

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

Adjust value based on additional market information submitted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 17, 2004 (date) at 8:30 (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 4 day of February, 2004

Barry J. Goldstein
Petitioner(s) or Agent or Attorney

Don K. DeFord
County Attorney for Respondent,
Board of Equalization

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Glenwood Springs, CO 81601
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Shannon A. Hurst
County Assessor

Address:

109 8th Street, Ste 207
Glenwood Springs, Co 81601
Telephone: 970-945-9134

Docket Number 41332

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 41332

Schedule Number	Land Value	Improvement Value	Total Actual Value
R007137	\$ 57,390	0	\$ 57,390
R007138	160,000	240,000	400,000
R007139	57,390	0	57,390
R007140	57,390	0	57,390
R007142	81,130	0	81,130
R007144	81,130	0	81,130
R007145	81,130	0	81,130
R007146	81,130	0	81,130
R007147	81,130	0	81,130
R007148	90,260	0	90,260
R007149	90,260	0	90,260
R007151	81,130	0	81,130
R007152	57,390	0	57,390
R007153	57,390	0	57,390
R007155	57,390	0	57,390
R007157	57,390	0	57,390
R007158	57,390	0	57,390
R007160	57,390	0	57,390
R007161	160,000	240,000	400,000
R007162	57,390	0	57,390
R007963	57,390	0	57,390
R008041	72,000	0	72,000
R008042	72,000	0	72,000
R008043	72,000	0	72,000
R008044	72,000	0	72,000
R008045	72,000	0	72,000
R008078	90,260	0	90,260
R008079	90,260	0	90,260
R008080	81,130	0	81,130
R008046	72,000	0	72,000
R008047	72,000	0	72,000
R008048	72,000	0	72,000
R008049	72,000	0	72,000
R008050	72,000	0	72,000
R008051	72,000	0	72,000
R008052	72,000	0	72,000
R008053	72,000	0	72,000
R008054	72,000	0	72,000
R008055	72,000	0	72,000
R008056	72,000	0	72,000
R008057	72,000	0	72,000
R008058	72,000	0	72,000
R008059	72,000	0	72,000
R008060	72,000	0	72,000

ATTACHMENT A**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

Docket Number 41332

Schedule Number	Land Value	Improvement Value	Total Actual Value
R008061	61,050	0	61,050
R008062	61,050	0	61,050
R008063	61,050	0	61,050
R008064	61,050	0	61,050
R008065	61,050	0	61,050
R008066	90,260	0	90,260
R008067	90,260	0	90,260
R008068	90,260	0	90,260
R008069	90,260	0	90,260
R008070	90,260	0	90,260
R008071	90,260	0	90,260
R008072	90,260	0	90,260
R008073	90,260	0	90,260
R008074	90,260	0	90,260

ATTACHMENT B**ACTUAL VALUES, AS ASSIGNED BY THE GARFIELD COUNTY BOARD OF
COMMISSIONERS AFTER A TIMELY APPEAL**

Docket Number 41332

Schedule Number	Land Value	Improvement Value	Total Actual Value
R007137	\$ 57,390	0	\$ 57,390
R007138	160,000	240,000	400,000
R007139	57,390	0	57,390
R007140	57,390	0	57,390
R007142	81,130	0	81,130
R007144	81,130	0	81,130
R007145	81,130	0	81,130
R007146	81,130	0	81,130
R007147	81,130	0	81,130
R007148	90,260	0	90,260
R007149	90,260	0	90,260
R007151	81,130	0	81,130
R007152	57,390	0	57,390
R007153	57,390	0	57,390
R007155	57,390	0	57,390
R007157	57,390	0	57,390
R007158	57,390	0	57,390
R007160	57,390	0	57,390
R007161	160,000	240,000	400,000
R007162	57,390	0	57,390
R007963	57,390	0	57,390
R008041	72,000	0	72,000
R008042	72,000	0	72,000
R008043	72,000	0	72,000
R008044	72,000	0	72,000
R008045	72,000	0	72,000
R008078	90,260	0	90,260
R008079	90,260	0	90,260
R008080	81,130	0	81,130
R008046	72,000	0	72,000
R008047	72,000	0	72,000
R008048	72,000	0	72,000
R008049	72,000	0	72,000
R008050	72,000	0	72,000
R008051	72,000	0	72,000
R008052	72,000	0	72,000
R008053	72,000	0	72,000
R008054	72,000	0	72,000
R008055	72,000	0	72,000
R008056	72,000	0	72,000
R008057	72,000	0	72,000
R008058	72,000	0	72,000
R008059	72,000	0	72,000
R008060	72,000	0	72,000

ATTACHMENT B**ACTUAL VALUES, AS ASSIGNED BY THE GARFIELD COUNTY BOARD OF
COMMISSIONERS AFTER A TIMELY APPEAL**

Docket Number 41332

Schedule Number	Land Value	Improvement Value	Total Actual Value
R008061	61,050	0	61,050
R008062	61,050	0	61,050
R008063	61,050	0	61,050
R008064	61,050	0	61,050
R008065	61,050	0	61,050
R008066	90,260	0	90,260
R008067	90,260	0	90,260
R008068	90,260	0	90,260
R008069	90,260	0	90,260
R008070	90,260	0	90,260
R008071	90,260	0	90,260
R008072	90,260	0	90,260
R008073	90,260	0	90,260
R008074	90,260	0	90,260

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 41332

Schedule Number	Land Value	Improvement Value	Total Actual Value
R007137	\$ 51,005	0	\$ 51,000
R007138	142,500	240,000	382,500
R007139	51,005	0	51,000
R007140	51,005	0	51,000
R007142	72,914	0	72,910
R007144	72,914	0	72,910
R007145	72,914	0	72,910
R007146	72,914	0	72,910
R007147	72,914	0	72,910
R007148	81,130	0	81,130
R007149	81,130	0	81,130
R007151	72,914	0	72,910
R007152	51,005	0	51,000
R007153	51,005	0	51,000
R007155	51,005	0	51,000
R007157	51,005	0	51,000
R007158	51,005	0	51,000
R007160	51,005	0	51,000
R007161	142,500	240,000	382,500
R007162	51,005	0	51,000
R007963	51,005	0	51,000
R008041	51,005	0	51,000
R008042	64,698	0	64,700
R008043	64,698	0	64,700
R008044	64,698	0	64,700
R008045	64,698	0	64,700
R008078	81,130	0	81,130
R008079	81,131	0	81,130
R008080	72,914	0	72,910
R008046	64,698	0	64,700
R008047	64,698	0	64,700
R008048	64,698	0	64,700
R008049	64,698	0	64,700
R008050	64,698	0	64,700
R008051	64,698	0	64,700
R008052	64,698	0	64,700
R008053	64,698	0	64,700
R008054	64,698	0	64,700
R008055	64,698	0	64,700
R008056	64,698	0	64,700
R008057	64,698	0	64,700
R008058	64,698	0	64,700
R008059	64,698	0	64,700
R008060	64,698	0	64,700

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 41332

Schedule Number	Land Value	Improvement Value	Total Actual Value
R008061	53,744	0	53,740
R008062	53,744	0	53,740
R008063	53,744	0	53,740
R008064	53,744	0	53,740
R008065	53,744	0	53,740
R008066	81,130	0	81,130
R008067	81,130	0	81,130
R008068	81,130	0	81,130
R008069	81,130	0	81,130
R008070	81,130	0	81,130
R008071	81,130	0	81,130
R008072	81,130	0	81,130
R008073	81,130	0	81,130
R008074	81,130	0	81,130