

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 42061</b>
Petitioner: <b>ALLEY OOP HOLDINGS LLC,</b>  v.  Respondent: <b>SAN MIGUEL COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R10300000027**  
  
**Category: Valuation      Property Type: Vacant Land**
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:  
  

**Total Value:            \$12,141**  
 (Reference 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 San Miguel County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 8th day of September 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
September 7, 2005

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*Karen E Hart*

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Karen E. Hart

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

*Debra A. Baumbach*

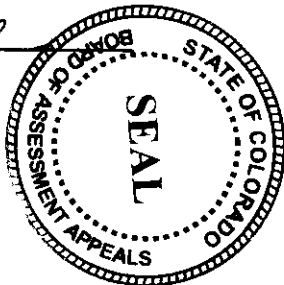
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Debra A. Baumbach

*Keela K. Steele*

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Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket No.: 42061  
Single County Schedule Number: 1030000027

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**STIPULATION (As to Tax Year 2003 Actual Value)**

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**ALLEY OOP HOLDINGS, LLC,**

Petitioner,

v.

**SAN MIGUEL COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 property subject to this stipulation is described as:

Approximately 37.50 acres (M/L) of Petitioner's property on the north side of West Colorado Avenue, also known as the Highway 145 Spur, Telluride, San Miguel County, Colorado.

2. The subject property was classified as Vacant (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	1,200,000.00
Improvements	\$	<u>.00</u>
Total	\$	<u>1,200,000.00</u>

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

Land	\$	1,200,000.00
Improvements	\$	<u>.00</u>
Total	\$	<u>1,200,000.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree that for tax year 2003, the property should be classified as agricultural property. The County Board of Equalization has determined that the property's value as agricultural property is:

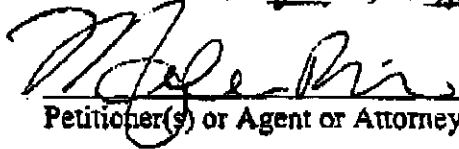
Land	\$	12,141.00
Improvements	\$	<u>.00</u>
Total	\$	<u>12,141.00</u>

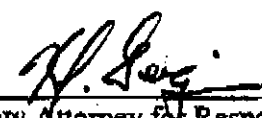
6. The valuation, as established by the County Board of Equalization, shall be binding only with respect to tax year 2003 and is binding for property tax purposes only. Nothing in this Stipulation shall constitute an admission of value by the Petitioner.

7. This Stipulation is being entered into because the Court of Appeals decision 02CA2202 reversed Colorado Board of Assessment Appeals and restored agricultural classification to the subject parcel for tax year 2001.

8. No hearing is scheduled before the Board of Assessment Appeals.

Dated this 25<sup>th</sup> day of August, 2005.

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

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

Address:  
Otten, Johnson, Robinson  
950 17<sup>th</sup> Street, Suite 1600  
Denver, CO 80202  
Telephone: (303) 825-8400

Address:  
San Miguel Cty Atty's Office  
P.O. Box 791  
Telluride, CO 81435  
Telephone: (970) 728-3879

N/A  
\_\_\_\_\_  
County Assessor

Address:  
San Miguel Cty Assessor  
P.O. Box 506  
Telluride, CO 81435  
Telephone: (970) 728-3174

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