

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44843</b>
Petitioner: <b>WEINGARTEN MILLER GLENWOOD LLC,</b>  v.  Respondent: <b>GARFIELD 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.: R041488+6**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,649,870**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 11th day of February 2006.


**BOARD OF ASSESSMENT APPEALS**


This decision was put on record

February 9, 2006

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 44843

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

STIPULATION (As to Abatement/Refund for Tax Year 2005)

Weingarten Miller Glenwood, LLC

Petitioner

vs.

Garfield COUNTY BOARD OF COMMISSIONERS,

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2005 FEB -9 PM 12:14

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 (what type).

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 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 2005.

7. Brief narrative as to why the reduction was made:  
Petitioner brought forth sale information not known by the  
Assessor at the time of CBOE hearings. The Assessor  
determined that a value change is warranted.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 14, 2006 (date) at 1:00 Pm (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of January, 2006.

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

Don DeFord  
County Attorney for Respondent,  
Board of Commissioners

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Don DeFord  
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Glenwood Springs, CO  
81601  
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Shannon A. Hurst  
County Assessor

Address:  
Shannon Hurst  
109 8th St. Suite 207  
Glenwood Springs, CO 81601  
Telephone: 970-945-9134

Docket Number 44843

**ATTACHMENT A**

Actual Values as assigned by the Assessor

Docket Number 44843

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R041488	\$ 1,427,960 .00	\$ .00	\$ 1,427,960 .00
R041506	\$ 90,620 .00	\$ .00	\$ 90,620 .00
R041490	\$ 170,780 .00	\$ .00	\$ 170,780 .00
R041492	\$ 558,100 .00	\$ .00	\$ 558,100 .00
R041493	\$ 966,120 .00	\$ .00	\$ 966,120 .00
R041495	\$ 109,940 .00	\$ .00	\$ 109,940 .00
R041496	\$ 62,450 .00	\$ .00	\$ 62,450 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .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>	\$ 3,385,970 .00	\$ 0 .00	\$ 3,385,970 .00

## ATTACHMENT B

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

Docket Number 44843

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R041488	\$ 1,427,960 .00	\$ .00	\$ 1,427,960 .00
R041506	\$ 90,620 .00	\$ .00	\$ 90,620 .00
R041490	\$ 170,780 .00	\$ .00	\$ 170,780 .00
R041492	\$ 558,100 .00	\$ .00	\$ 558,100 .00
R041493	\$ 966,120 .00	\$ .00	\$ 966,120 .00
R041495	\$ 109,940 .00	\$ .00	\$ 109,940 .00
R041496	\$ 62,450 .00	\$ .00	\$ 62,450 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 3,385,970 .00	\$ 0 .00	\$ 3,385,970 .00

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

Docket Number 44843

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R041488	\$ 1,117,530 .00	\$ .00	\$ 1,117,530 .00
R041506	\$ 70,920 .00	\$ .00	\$ 70,920 .00
R041490	\$ 133,650 .00	\$ .00	\$ 133,650 .00
R041492	\$ 436,770 .00	\$ .00	\$ 436,770 .00
R041493	\$ 756,090 .00	\$ .00	\$ 756,090 .00
R041495	\$ 86,040 .00	\$ .00	\$ 86,040 .00
R041496	\$ 48,870 .00	\$ .00	\$ 48,870 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 2,649,870 .00	\$ 0 .00	\$ 2,649,870 .00