

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44847
Petitioner: CERISE RANCH LLC, v. Respondent: GARFIELD COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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+36

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: \$5,346,340

(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 2nd day of March 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 1, 2006

Karen E Hart

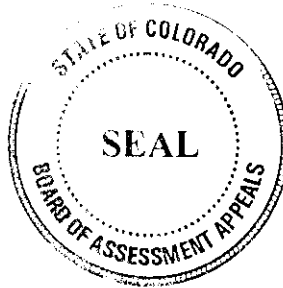
Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Keela Steele
Keela Steele



RECEIVED FEB 15 2006

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 44847

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

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 FEB 23 AM 11:52

STIPULATION (As to Tax Year 2005 Actual Value)

Cerise Ranch LLC,

Petitioner

vs.

GARFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

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 Equalization.
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:

Further review and analysis of sales data indicates that a
reduction in value of \$7300 for some of the attached lots
is appropriate and equitable.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 15, 2006 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 10 day of February, 2006

Barry J Goldstein
Petitioner(s) or Agent or Attorney # 2218

Don DeFord
County Attorney for Respondent,
Board of Commissioners

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Shannon G Hurst
County Assessor

Address:
Shannon Hurst
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Glenwood Springs, CO 81601
Telephone: 970-945-9134 x2490

Docket Number 44847

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 44847

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R007137 lot 1	\$ 113,520.00	\$.00	\$ 113,520.00
R007139 lot 3	\$ 128,120.00	\$.00	\$ 128,120.00
R007142 lot 47	\$ 157,320.00	\$.00	\$ 157,320.00
R007145 lot 50	\$ 157,320.00	\$.00	\$ 157,320.00
R007146 lot 51	\$ 157,320.00	\$.00	\$ 157,320.00
R007148 lot 53	\$ 179,220.00	\$.00	\$ 179,220.00
R007152 lot 57	\$ 128,120.00	\$.00	\$ 128,120.00
R007153 lot 58	\$ 106,220.00	\$.00	\$ 106,220.00
R007162 lot 67	\$ 142,720.00	\$.00	\$ 142,720.00
R007963 lot 6	\$ 128,120.00	\$.00	\$ 128,120.00
R008041 lot 7	\$ 142,720.00	\$.00	\$ 142,720.00
R008079 lot 45	\$ 157,320.00	\$.00	\$ 157,320.00
R008080 lot 46	\$ 157,320.00	\$.00	\$ 157,320.00
R008047 lot 13	\$ 142,720.00	\$.00	\$ 142,720.00
R008048 lot 14	\$ 142,720.00	\$.00	\$ 142,720.00
R008049 lot 15	\$ 142,720.00	\$.00	\$ 142,720.00
R008050 lot 16	\$ 142,720.00	\$.00	\$ 142,720.00
R008052 lot 18	\$ 142,720.00	\$.00	\$ 142,720.00
R008053 lot 19	\$ 142,720.00	\$.00	\$ 142,720.00
R008054 lot 20	\$ 157,320.00	\$.00	\$ 157,320.00
R008055 lot 21	\$ 157,320.00	\$.00	\$ 157,320.00
R008056 lot 22	\$ 157,320.00	\$.00	\$ 157,320.00
R008057 lot 23	\$ 157,320.00	\$.00	\$ 157,320.00

ATTACHMENT B

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

Docket Number 44847

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R007137 lot 1	\$ 113,520 .00	\$.00	\$ 113,520 .00
R007139 lot 3	\$ 128,120 .00	\$.00	\$ 128,120 .00
R007142 lot 47	\$ 157,320 .00	\$.00	\$ 157,320 .00
R007145 lot 50	\$ 157,320 .00	\$.00	\$ 157,320 .00
R007146 lot 51	\$ 157,320 .00	\$.00	\$ 157,320 .00
R007148 lot 53	\$ 179,220 .00	\$.00	\$ 179,220 .00
R007152 lot 57	\$ 128,120 .00	\$.00	\$ 128,120 .00
R007153 lot 58	\$ 106,220 .00	\$.00	\$ 106,220 .00
R007162 lot 67	\$ 142,720 .00	\$.00	\$ 142,720 .00
R007963 lot 6	\$ 128,120 .00	\$.00	\$ 128,120 .00
R008041 lot 7	\$ 142,720 .00	\$.00	\$ 142,720 .00
R008079 lot 45	\$ 157,320 .00	\$.00	\$ 157,320 .00
R008080 lot 46	\$ 157,320 .00	\$.00	\$ 157,320 .00
R008047 lot 13	\$ 142,720 .00	\$.00	\$ 142,720 .00
R008048 lot 14	\$ 142,720 .00	\$.00	\$ 142,720 .00
R008049 lot 15	\$ 142,720 .00	\$.00	\$ 142,720 .00
R008050 lot 16	\$ 142,720 .00	\$.00	\$ 142,720 .00
R008052 lot 18	\$ 142,720 .00	\$.00	\$ 142,720 .00
R008053 lot 19	\$ 142,720 .00	\$.00	\$ 142,720 .00
R008054 lot 20	\$ 157,320 .00	\$.00	\$ 157,320 .00
R008055 lot 21	\$ 157,320 .00	\$.00	\$ 157,320 .00
R008056 lot 22	\$ 157,320 .00	\$.00	\$ 157,320 .00
R008057 lot 23	\$ 157,320 .00	\$.00	\$ 157,320 .00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 44847

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R007137 lot 1	\$ 113,520.00	\$.00	\$ 113,520.00
R007139 lot 3	\$ 128,120.00	\$.00	\$ 128,120.00
R007142 lot 47	\$ 150,020.00	\$.00	\$ 150,020.00
R007145 lot 50	\$ 150,020.00	\$.00	\$ 150,020.00
R007146 lot 51	\$ 150,020.00	\$.00	\$ 150,020.00
R007148 lot 53	\$ 179,220.00	\$.00	\$ 179,220.00
R007152 lot 57	\$ 128,120.00	\$.00	\$ 128,120.00
R007153 lot 58	\$ 106,220.00	\$.00	\$ 106,220.00
R007162 lot 67	\$ 135,420.00	\$.00	\$ 135,420.00
R007963 lot 6	\$ 128,120.00	\$.00	\$ 128,120.00
R008041 lot 7	\$ 135,420.00	\$.00	\$ 135,420.00
R008079 lot 45	\$ 150,020.00	\$.00	\$ 150,020.00
R008080 lot 46	\$ 150,020.00	\$.00	\$ 150,020.00
R008047 lot 13	\$ 135,420.00	\$.00	\$ 135,420.00
R008048 lot 14	\$ 135,420.00	\$.00	\$ 135,420.00
R008049 lot 15	\$ 135,420.00	\$.00	\$ 135,420.00
R008050 lot 16	\$ 135,420.00	\$.00	\$ 135,420.00
R008052 lot 18	\$ 135,420.00	\$.00	\$ 135,420.00
R008053 lot 19	\$ 135,420.00	\$.00	\$ 135,420.00
R008054 lot 20	\$ 150,020.00	\$.00	\$ 150,020.00
R008055 lot 21	\$ 150,020.00	\$.00	\$ 150,020.00
R008056 lot 22	\$ 150,020.00	\$.00	\$ 150,020.00
R008057 lot 23	\$ 150,020.00	\$.00	\$ 150,020.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 44847

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R008058 lot 24	\$ 106,220.00	\$.00	\$ 106,220.00
R008059 lot 25	\$ 113,520.00	\$.00	\$ 113,520.00
R008060 lot 26	\$ 106,220.00	\$.00	\$ 106,220.00
R008061 lot 27	\$ 113,520.00	\$.00	\$ 113,520.00
R008062 lot 28	\$ 150,020.00	\$.00	\$ 150,020.00
R008063 lot 29	\$ 164,620.00	\$.00	\$ 164,620.00
R008064 lot 30	\$ 179,220.00	\$.00	\$ 179,220.00
R008065 lot 31	\$ 179,220.00	\$.00	\$ 179,220.00
R008066 lot 32	\$ 179,220.00	\$.00	\$ 179,220.00
R008067 lot 33	\$ 179,220.00	\$.00	\$ 179,220.00
R008068 lot 34	\$ 164,620.00	\$.00	\$ 164,620.00
R008072 lot 38	\$ 164,620.00	\$.00	\$ 164,620.00
R008073 lot 39	\$ 164,620.00	\$.00	\$ 164,620.00
R008074 lot 40	\$ 164,620.00	\$.00	\$ 164,620.00
	\$.00	\$.00	\$.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
TOTAL:	\$ 5,346,340.00	\$.00	\$ 5,346,340.00