

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 45390</p>
<p>Petitioner: VALLEY INVESTMENT PROPERTIES PARTNERSHIP, LLC,</p> <p>v.</p> <p>Respondent: GARFIELD COUNTY BOARD OF EQUALIZATION.</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.: R111888

Category: Valuation Property Type: Commercial Real
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: \$1,134,000

(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 3rd day of March 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 2, 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



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 45390

Single County Schedule Number: R111888

STIPULATION (As to Tax Year 2005 Actual Value)

Valley Investment Properties Partnership, 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 property subject to this stipulation is described as:

Township 7 Range 89 Sec 1 SE1/4

Parcel # 2395-014-00-139 6800 Hwy 82 Glenwood Springs, CO

Lengthy Legal Description

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	293,260.00
Improvements	\$	921,940.00
Total	\$	<u>1,215,200.00</u>

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

Land	\$	293,260.00
Improvements	\$	921,940.00
Total	\$	<u>1,215,200.00</u>

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>293,260</u>	.00
Improvements	\$	<u>840,740</u>	.00
Total	\$	<u>1,134,000</u>	.00

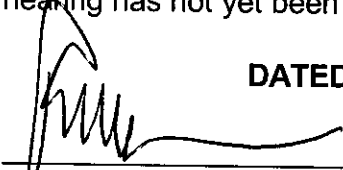
6. The valuation, as established above, shall be binding only with respect to tax year 2005.

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

Income information gathered after the protest period indicates a lower value for this property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 16, 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 22 day of February, 2006



Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Equalization

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County Assessor

Address:

109 8th St. Suite 207
Glenwood Springs, CO 81602

Telephone: 970-945-9134

Docket Number 45390