

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45461
Petitioner: CLARENCE SOBBA , v. Respondent: PARK 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.: 90199+2

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: \$4,909
 (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 Park County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 14th day of August 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 11, 2006

Karen E Hart

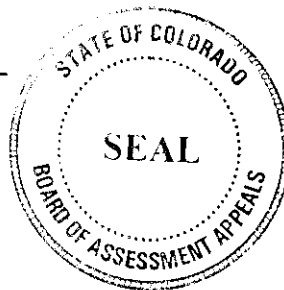
Karen E. Hart

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: 45461
Single County Schedule Number: R0090200

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

CLARENCE SOBBA

Petitioner,

vs.

PARK COUNTY BOARD OF COMMISSIONERS,

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:

T09 R78 S03 SW4 MS #181-UNION #5-100%

2. The subject property is classified as NON-PRODUCING (what type of property).

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

Land	\$ <u>6,830.00</u>
Improvements	\$ <u>.00</u>
Total	\$ <u>6,830.00</u>

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

Land	\$ <u>1,489.00</u>
Improvements	\$ <u>.00</u>
Total	\$ <u>1,489.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>820</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>820</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:
Subject property is located below 11,500 and is valued as
(patented) vacant land with a 82% downward adjustment for
difficult topography and a 48% adjustment for lack of access.
Subject property is valued at \$121/acre. After talking with
the petitioner is satisfied with the valuation of the subject
property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 9, 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 7 day of July, 2006

Clarence Solha
Petitioner(s) or Agent or Attorney

Stephen D. Boone
County Attorney for Respondent,
Board of Commissioners

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Diana Blum
County Assessor

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Docket Number 45461

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 45461
Single County Schedule Number: R0090199

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

CLARENCE SOBBA

Petitioner,

vs.

PARK COUNTY BOARD OF COMMISSIONERS,

Respondent.

STATE OF COLORADO
OFFICE OF ASSESSMENT APPEALS
2006 AUG -7 AM 7:57

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:
T09 R78 S03 SW4 MS #180-DODGE UNION #4-100%

2. The subject property is classified as NON-PRODUCING (what type of property).

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

Land	\$	<u>10,421</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>10,421</u>	.00

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

Land	\$	<u>2,272</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>2,272</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>1,251.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>1,251.00</u>

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:

Subject property is located below 11,500 and is valued as (patented) vacant land with a 82% downward adjustment for difficult topography and a 48% adjustment for lack of access. Subject property is valued at \$121/acre. After talking with the petitioner is satisfied with the valuation of the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 9, 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 7 day of July, 2006

Lawrence Solta
Petitioner(s) or Agent or Attorney

Harold Brown
County Attorney for Respondent,
Board of Commissioners

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Docket Number 45461

RECEIVED

AUG 10 2006

PARK COUNTY
ASSESSORS OFFICE

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 45461

Single County Schedule Number: R0091249

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

Clarence Sobba

Petitioner,

vs.

Park COUNTY BOARD OF COMMISSIONERS,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 AUG 11 AM 10:34

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:

T09 R78 S03 SW4 MS #14133- ZELMA- 100%

2. The subject property is classified as Non-Producing Land (what type of property).

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

Land	\$	<u>13,014</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>13,014</u>	.00

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

Land	\$	<u>2,838</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>2,838</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>2,838</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>2,838</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:

Valuation adjusted based on owner statment that the property was very steep. A physical inspection was conducted on 7/17/06, this is a very nice piece of property with no mining being done on the property. It was adjusted to \$220/acre.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 9, 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 1 day of August, 2006

Clarence Solla
Petitioner(s) or Agent or Attorney

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Docket Number 45461