

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49878
Petitioner: RIO GRAND RESORT LLC, v. Respondent: RIO GRANDE COUNTY BOARD OF COMMISSIONERS.	
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.: 2134000235-R+10

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$4,300,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 30th day of September 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
September 26, 2008

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

Toni Rigiroszi

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 49878

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

STIPULATION (As to Abatement/Refund for Tax Year 2006)

Rio Grande Resort, LLC

Petitioner

vs.

Rio Grande COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2006 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 Commercial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2006.
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 2006 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 2006.

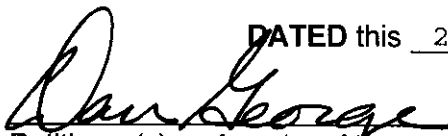
2006 SEP 23 PM 2:19

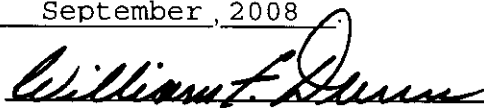
7. Brief narrative as to why the reduction was made:

It was agreed upon by both parties to settle at the price the
current owner bought the property at in July of 2006.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 8, 2008 (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 September, 2008


Petitioner(s) or Agent or Attorney


County Attorney for Respondent,
Board of Commissioners

Address:

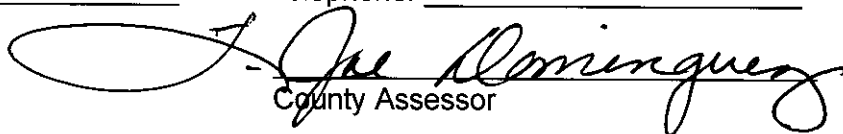
1st Net Real Estate Service
3333 S Wadsworth Blvd
Suite 200
Lakewood, Co 80227

Telephone: 720-962-5750

Address:

925 6th Street, Room 200
Del Norte, Co 81132

Telephone: 719-657-4218


County Assessor

Address:

925 6th Street, Room 105
Del Norte, Co 81132

Telephone: 719-657-3326

Docket Number 49878

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 49878

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
21340-00-235	\$ 220,000.00	\$.00	\$ 220,000.00
21340-00-236	\$ 440,690.00	\$.00	\$ 440,690.00
21342-04-100	\$ 39,517.00	\$ 263,455.00	\$ 302,972.00
21342-01-091	\$ 75,000.00	\$.00	\$ 75,000.00
21273-00-245	\$ 109,414.00	\$ 2,598,828.00	\$ 2,708,242.00
21284-00-246	\$ 40,069.00	\$.00	\$ 40,069.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
21281-01-044	\$ 100,000.00	\$.00	\$ 100,000.00
21281-01-045	\$ 77,000.00	\$.00	\$ 77,000.00
21241-02-052	\$ 300,000.00	\$ 10,931.00	\$ 310,931.00
21214-05-051	\$ 200,000.00	\$.00	\$ 200,000.00
21273-00-247	\$ 63,552.00	\$.00	\$ 63,552.00
	\$.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
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 1,665,242.00	\$ 2,873,214.00	\$ 4,538,456.00

ATTACHMENT B

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

Docket Number 49878

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>21340-00-235</u>	<u>\$ 220,000 .00</u>	<u>\$.00</u>	<u>\$ 220,000 .00</u>
<u>21340-00-236</u>	<u>\$ 440,690 .00</u>	<u>\$.00</u>	<u>\$ 440,690 .00</u>
<u>21342-04-100</u>	<u>\$ 39,517 .00</u>	<u>\$ 263,455 .00</u>	<u>\$ 302,972 .00</u>
<u>21342-01-091</u>	<u>\$ 75,000 .00</u>	<u>\$.00</u>	<u>\$ 75,000 .00</u>
<u>21273-00-245</u>	<u>\$ 109,414 .00</u>	<u>\$ 2,598,828 .00</u>	<u>\$ 2,708,242 .00</u>
<u>21284-00-246</u>	<u>\$ 40,069 .00</u>	<u>\$.00</u>	<u>\$ 40,069 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>21281-01-044</u>	<u>\$ 100,000 .00</u>	<u>\$.00</u>	<u>\$ 100,000 .00</u>
<u>21281-01-045</u>	<u>\$ 77,000 .00</u>	<u>\$.00</u>	<u>\$ 77,000 .00</u>
<u>21241-02-052</u>	<u>\$ 300,000 .00</u>	<u>\$ 10,931 .00</u>	<u>\$ 310,931 .00</u>
<u>21214-05-051</u>	<u>\$ 200,000 .00</u>	<u>\$.00</u>	<u>\$ 200,000 .00</u>
<u>21273-00-247</u>	<u>\$ 63,552 .00</u>	<u>\$.00</u>	<u>\$ 63,552 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>_____</u>	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
TOTAL:	<u>\$ 1,665,242 .00</u>	<u>\$ 2,873,214 .00</u>	<u>\$ 4,538,456 .00</u>

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 49878

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
21340-00-235	\$ 220,000.00	\$.00	\$ 220,000.00
21340-00-236	\$ 440,690.00	\$.00	\$ 440,690.00
21342-04-100	\$ 39,517.00	\$ 213,455.00	\$ 252,972.00
21342-01-091	\$ 75,000.00	\$.00	\$ 75,000.00
21273-00-245	\$ 109,414.00	\$ 2,410,372.00	\$ 2,519,786.00
21284-00-246	\$ 40,069.00	\$.00	\$ 40,069.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
21281-01-044	\$ 100,000.00	\$.00	\$ 100,000.00
21281-01-045	\$ 77,000.00	\$.00	\$ 77,000.00
21241-02-052	\$ 300,000.00	\$ 10,931.00	\$ 310,931.00
21214-05-051	\$ 200,000.00	\$.00	\$ 200,000.00
21273-00-247	\$ 63,552.00	\$.00	\$ 63,552.00
	\$.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
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 1,665,242.00	\$ 2,634,758.00	\$ 4,300,000.00