

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51935
Petitioner: RED CANYON RANCH, LTD., v. Respondent: DELTA 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.: R016255

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$619,764
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 8th day of April 2010.



BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Melissa Nord

Melissa Nord

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: _____
Single County Scheduled Number: R-016255

STIPULATION (As to Tax Year 2009 Actual Value)

RED CANYON RANCH, LTD.,

Petitioner,

vs.

DELTA COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:

S1/2NE1/4 and N1/2S1/2, Sec. 20; S1/2N1/2, N1/2SW1/4 and NW1/4SE1/4, Sec. 21; S1/2SW1/4 and NE1/4, Sec. 22; NW1/4 and N1/2SW1/4, Sec. 23; and S1/2SW1/4, Sec. 14; all in T51N, R8W of NMPM, totaling 971 acres, more or less. Address: 33514 B 25 Road, Crawford, Colorado 81415.

2. The subject property is classified as agricultural, except that the main residence/lodge has been classified Commercial.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$38,852.00
Improvements	<u>\$504,476.00</u>
Total	\$543,328.00

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

Land	\$38,852.00
Improvements	<u>\$504,476.00</u>
Total	\$543,328.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree that the main residence and lodge, for the tax year 2009, shall be classified as Residential and further agree to the following tax year 2009 actual value for the subject property:

Agricultural Land	\$38,852.00
Agricultural Outbuildings	8,727.00
Agricultural Residence	78,263.00
Main Residence/Lodge	<u>\$493,922.00</u>
Total	\$619,764.00

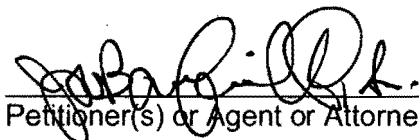
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

The disputed issue is the classification of the main residence/lodge, but the values are not disputed. The documentary evidence provided by the Petitioner supports the Residential classification.

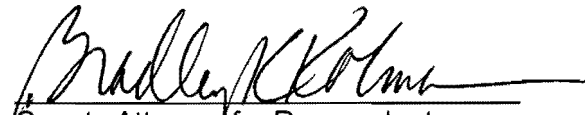
8. Both parties agree that the hearing to be scheduled before the Board of Assessment Appeals need not be scheduled. If it has been scheduled, it should be vacated.

DATED this 17th day of March, 2010.



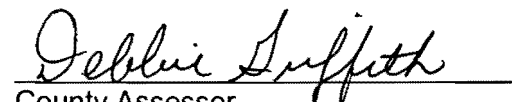
Petitioner(s) or Agent or Attorney

Address:
3903 Bellaire Blvd.
Houston, TX 77025
Telephone: (713) 664-1215



County Attorney for Respondent,
Board of Equalization

Address:
320 W. 5th Street
Delta, CO 81416
Telephone: (970) 874-2090



County Assessor

Address:
501 Palmer Street, Suite 210
Delta, CO 81416
Telephone: (970) 874-2120

Docket Number _____

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