

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52198
Petitioner: ROBINSON URBAN FARM, 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.: R011285

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: \$640,470

(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 Garfield County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 6th day of August 2010.

BOARD OF ASSESSMENT APPEALS

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 52198
Single County Schedule Number: R011285

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STIPULATION (As to Tax Year 2009 Actual Value)

Robinson Urban Farm, LLC

Petitioner,

vs.

Garfield COUNTY BOARD OF EQUALIZATION,

Respondent.

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:
A 3.19 acre parcel with a 5220 sq. ft. Commercial Building
located at 15450 82 Highway, Carbondale.

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 2009:

Land	\$	<u>994,970.00</u>
Improvements	\$	<u>257,370.00</u>
Total	\$	<u>1,252,340.00</u>

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

Land	\$	<u>994,970.00</u>
Improvements	\$	<u>257,370.00</u>
Total	\$	<u>1,252,340.00</u>

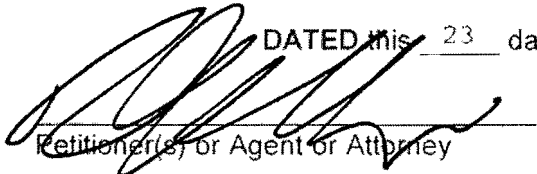
5. After further review and negotiation. Petitioner(s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$	<u>295,290.00</u>
Improvements	\$	<u>345,180.00</u>
Total	\$	<u>640,470.00</u>

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:
Actual value was adjusted based on reconsideration of zoning and development potential given the existing improvements.
Petitioner agrees to drop the challenge to the classification of the property as commercial rather than agricultural.
Classification and valuation agreement will apply to 2010.

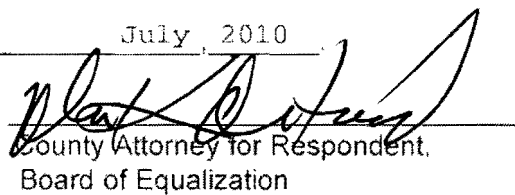
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 23 2010 (date) at 8:30am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.



Petitioner(s) or Agent or Attorney

Address:
Richard L. Dally Esq.
3838 County Road 113
Carbondale, CO 81623

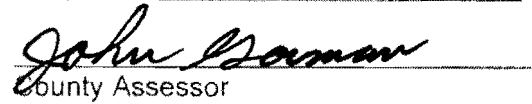
Telephone: 970 945-9694

DATED this 23 day of July, 2010


County Attorney for Respondent,
Board of Equalization

Address:
Garfield County BOE
108 8th Street
Glenwood Springs, CO 81601

Telephone: 970 945-1377



County Assessor

Address:
109 8th Street Suite 207
Glenwood Springs, CO 81601

Telephone: 970 945-9134

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