

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52366</b>
Petitioner: <b>THE HOME RANCH COMPANY,</b>  v. Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R6166215**

**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:            \$1,850,000**

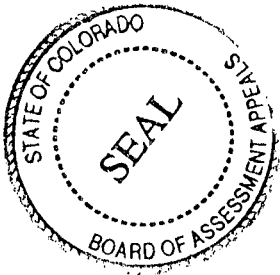
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

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

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

**DATED AND MAILED** this 13th day of April 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.

*Melissa Nord*

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 52366

Single County Schedule Number: R6166215

STIPULATION (As to Tax Year 2009 Actual Value)

HOME RANCH COMPANY, THE

Petitioner,

vs.

Routt 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:

PT OF TR 87 & PT OF TR 88 27-9-85 TOTAL 39.90A

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	\$	469,730.00
Improvements	\$	2,938,890.00
Total	\$	<u>3,408,620.00</u>

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

Land	\$	450,000.00
Improvements	\$	1,781,660.00
Total	\$	<u>2,231,660.00</u>

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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:

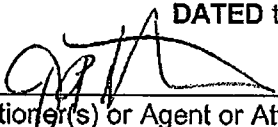
Land	\$	<u>450,000.00</u>
Improvements	\$	<u>1,400,000.00</u>
Total	\$	<u>1,850,000.00</u>

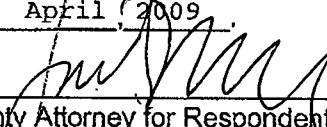
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made:  
After further review the petitioner and the CBOE agree to the adjusted value, placing more emphasis on the income approach to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on not yet scheduled (date) at \_\_\_\_\_ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 7 day of April, 2009.

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

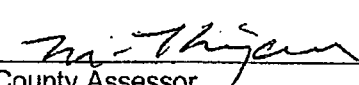
  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

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80477

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\_\_\_\_\_  
County Assessor

Address:  
522 Lincoln Ave.  
PO Box 773210  
Steamboat Springs, CO 80477  
Telephone: 970-870-5544

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