

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52401</b>
Petitioner: <b>FAIRPLAY FOURMILE CREEK L.T.D.,</b>  v. Respondent: <b>PARK 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.: R0044422**

**Category: Valuation      Property Type: Residential**
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:            \$44,500**

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



**DATED AND MAILED** this 22nd day of February 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: PENDING 52400, 52401  
Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2009 Actual Value)

Petitioner

vs.

PARK 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 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 VACANT LAND (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2009 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 2009.

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

Agreed that view is subjective and also valued lots contiguous  
for tax purpose.

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

DATED this 08 day of SEPTEMBER, 2009

[Signature]  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
501 ASH STREET

Address:  
PARK COUNTY

DENVER CO 80220

P.O BOX 1373

Telephone: 303-333-3725

FAIRPLAY CO 80440

Telephone: 719-836-9005

[Signature]  
County Assessor

Address:  
PARK COUNTY

P.O. BOX 636

FAIRPLAY CO 80440

Telephone: 719-836-4188

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### ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number PENDING

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0040348	\$ 248,316.00	\$ .00	\$ 248,316.00
R0040346	\$ 248,324.00	\$ .00	\$ 248,324.00
R0044422	\$ 67,912.00	\$ .00	\$ 67,912.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 0.00	\$ 0.00	\$ 0.00

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**ATTACHMENT B**

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

Docket Number PENDING

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0040348	\$ 189,960.00	\$ .00	\$ 189,960.00
R0040346	\$ 189,960.00	\$ .00	\$ 189,960.00
R0044422	\$ 50,485.00	\$ .00	\$ 50,485.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 0.00	\$ 0.00	\$ 0.00

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**ATTACHMENT C**  
**Actual Values as agreed to by all Parties**

Docket Number PENDING

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0040348	\$ 150,250.00	\$ .00	\$ 150,250.00
R0040346	\$ 150,250.00	\$ .00	\$ 150,250.00
R0044422	\$ 44,500.00	\$ .00	\$ 44,500.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 345,000.00	\$ 0.00	\$ 345,000.00