

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53437
Petitioner: ELKHORN RANCH VENTURE LLC, v. Respondent: ELBERT 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.: R116887+123

Category: Valuation Property Type: Vacant Land
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:

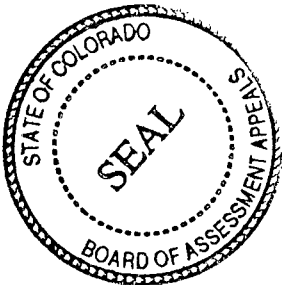
Total Value: \$8,615,520
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

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

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

DATED AND MAILED this 9th 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: 53437
Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2009 Actual Value)

ELKHORN RANCH VENTURE LLC

Petitioner

vs.

ELBERT COUNTY BOARD OF EQUALIZATION,

Respondent.

2010 APR -7 11:11

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 RES. 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:

Comparable sales in the subdivision were time prorated to June 2008. 2008 reducing the median value. Additionally the absorption period was corrected.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 19, 2010 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

[Handwritten Signature]

Petitioner(s) or Agent or Attorney

Address:
610 Plaza Drive
Suite 290
Littleton, CO 80126
Telephone: 303-847-1878

County Attorney for Respondent,
Board of Equalization

Address:
10964 Pikes Peak Drive
Parker, CO 80128
Telephone: 303-841-3652

County Assessor

Address:
215 Comanche Street
P.O. Box 26
Kiowa, CO 80117
Telephone: 303-621-1112

Docket Number 53437

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

Compararble sales in the subdivision were time trended to June 30th, 2008 reducing the median value. Additionally the absorption period was corrected.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 19, 2010 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 6th day of April, 2010

Petitioner(s) or Agent or Attorney

Address: 640 Plaza Drive Suite 290 Littleton, CO 80126 Telephone: 303-847-1878

County Attorney for Respondent, Board of Equalization

Address: 10964 Pikes Peak Drive Parker, CO 80138 Telephone: 303-841-3652

County Assessor

Address: 215 Comanche Street P.O. Box 26 Kiowa, CO 80117 Telephone: 303-521-3112

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

Compararble sales in the subdivision were time trended to June 30th. 2008 reducing the median value. Additionally the absorption period was corrected.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 19, 2010 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 6th day of April, 2010

Petitioner(s) or Agent or Attorney

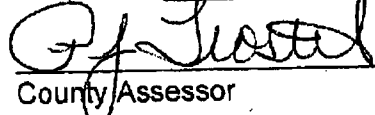
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Attachments A, B, and C
Property Information for 124 Lots owned by Elkhorn Ranch Venture LLC

Docket Number: 53437

		Attachment A	Attachment B	Attachment C	
Schedule	Parcel	Assessor Value	CBOE Value	Stipulated Value	
1	R116887	6501201022	\$ 82,410	\$ 82,410	\$ 69,480
2	R116888	6501201023	\$ 82,410	\$ 82,410	\$ 69,480
3	R116895	6501201030	\$ 82,410	\$ 82,410	\$ 69,480
4	R116899	6501301034	\$ 82,410	\$ 82,410	\$ 69,480
5	R116908	6501301219	\$ 82,410	\$ 82,410	\$ 69,480
6	R116911	6501301164	\$ 82,410	\$ 82,410	\$ 69,480
7	R116912	6501301111	\$ 82,410	\$ 82,410	\$ 69,480
8	R116914	6501301109	\$ 82,410	\$ 82,410	\$ 69,480
9	R116916	6501201107	\$ 82,410	\$ 82,410	\$ 69,480
10	R116923	6501201156	\$ 82,410	\$ 82,410	\$ 69,480
11	R116924	6406301185	\$ 82,410	\$ 82,410	\$ 69,480
12	R116927	6406301194	\$ 82,410	\$ 82,410	\$ 69,480
13	R116929	6406301193	\$ 82,410	\$ 82,410	\$ 69,480
14	R116931	6406301192	\$ 82,410	\$ 82,410	\$ 69,480
15	R116933	6406301191	\$ 82,410	\$ 82,410	\$ 69,480
16	R116934	6501201154	\$ 82,410	\$ 82,410	\$ 69,480
17	R116936	6406301190	\$ 82,410	\$ 82,410	\$ 69,480
18	R116937	6501201258	\$ 82,410	\$ 82,410	\$ 69,480
19	R116938	6406301070	\$ 82,410	\$ 82,410	\$ 69,480
20	R116940	6406301071	\$ 82,410	\$ 82,410	\$ 69,480
21	R116944	6406301073	\$ 82,410	\$ 82,410	\$ 69,480
22	R116946	6406301074	\$ 82,410	\$ 82,410	\$ 69,480
23	R116947	6501201218	\$ 82,410	\$ 82,410	\$ 69,480
24	R116948	6406301075	\$ 82,410	\$ 82,410	\$ 69,480
25	R116949	6501201217	\$ 82,410	\$ 82,410	\$ 69,480
26	R116950	6406301076	\$ 82,410	\$ 82,410	\$ 69,480
27	R116951	6501301218	\$ 82,410	\$ 82,410	\$ 69,480
28	R116952	6406301077	\$ 82,410	\$ 82,410	\$ 69,480
29	R116953	6501301256	\$ 82,410	\$ 82,410	\$ 69,480
30	R116954	6406301078	\$ 82,410	\$ 82,410	\$ 69,480
31	R116955	6501301255	\$ 82,410	\$ 82,410	\$ 69,480
32	R116956	6501401254	\$ 82,410	\$ 82,410	\$ 69,480
33	R116958	6501101253	\$ 82,410	\$ 82,410	\$ 69,480
34	R116959	6406301127	\$ 82,410	\$ 82,410	\$ 69,480
35	R116960	6406301128	\$ 82,410	\$ 82,410	\$ 69,480
36	R116961	6406301129	\$ 82,410	\$ 82,410	\$ 69,480
37	R116962	6501101251	\$ 82,410	\$ 82,410	\$ 69,480
38	R116964	6501201249	\$ 82,410	\$ 82,410	\$ 69,480
39	R116965	6406301130	\$ 82,410	\$ 82,410	\$ 69,480
40	R116966	6406301131	\$ 82,410	\$ 82,410	\$ 69,480
41	R116972	6406301133	\$ 82,410	\$ 82,410	\$ 69,480
42	R116996	6501401237	\$ 82,410	\$ 82,410	\$ 69,480
43	R116998	6512301064	\$ 82,410	\$ 82,410	\$ 69,480
44	R116999	6501401236	\$ 82,410	\$ 82,410	\$ 69,480
45	R117000	6512301055	\$ 82,410	\$ 82,410	\$ 69,480
46	R117001	6501401235	\$ 82,410	\$ 82,410	\$ 69,480
47	R117008	6501401230	\$ 82,410	\$ 82,410	\$ 69,480
48	R117023	6512301061	\$ 82,410	\$ 82,410	\$ 69,480
49	R117027	6512301181	\$ 82,410	\$ 82,410	\$ 69,480

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		Attachment A	Attachment B	Attachment C	
	Schedule	Parcel	Assessor Value	CBOE Value	Stipulated Value
50	R117029	6512301119	\$ 82,410	\$ 82,410	\$ 69,480
51	R117040	6512101175	\$ 82,410	\$ 82,410	\$ 69,480
52	R117044	6512401064	\$ 82,410	\$ 82,410	\$ 69,480
53	R117047	6512401123	\$ 82,410	\$ 82,410	\$ 69,480
54	R117049	6512401172	\$ 82,410	\$ 82,410	\$ 69,480
55	R117051	6501101152	\$ 82,410	\$ 82,410	\$ 69,480
56	R117052	6512401182	\$ 82,410	\$ 82,410	\$ 69,480
57	R117053	6501101151	\$ 82,410	\$ 82,410	\$ 69,480
58	R117055	6501101016	\$ 82,410	\$ 82,410	\$ 69,480
59	R117056	6406201015	\$ 82,410	\$ 82,410	\$ 69,480
60	R117059	6406201012	\$ 82,410	\$ 82,410	\$ 69,480
61	R117060	6406201011	\$ 82,410	\$ 82,410	\$ 69,480
62	R117063	6406201009	\$ 82,410	\$ 82,410	\$ 69,480
63	R117064	6406101008	\$ 82,410	\$ 82,410	\$ 69,480
64	R117065	6406101093	\$ 82,410	\$ 82,410	\$ 69,480
65	R117066	6406201094	\$ 82,410	\$ 82,410	\$ 69,480
66	R117067	6406101142	\$ 82,410	\$ 82,410	\$ 69,480
67	R117068	6406101007	\$ 82,410	\$ 82,410	\$ 69,480
68	R117069	6406101006	\$ 82,410	\$ 82,410	\$ 69,480
69	R117070	6406101005	\$ 82,410	\$ 82,410	\$ 69,480
70	R117071	6406101004	\$ 82,410	\$ 82,410	\$ 69,480
71	R117072	6406101003	\$ 82,410	\$ 82,410	\$ 69,480
72	R117073	6406101002	\$ 82,410	\$ 82,410	\$ 69,480
73	R117074	6406101001	\$ 82,410	\$ 82,410	\$ 69,480
74	R117075	6406101090	\$ 82,410	\$ 82,410	\$ 69,480
75	R117076	6406101139	\$ 82,410	\$ 82,410	\$ 69,480
76	R117077	6406101138	\$ 82,410	\$ 82,410	\$ 69,480
77	R117078	6406101137	\$ 82,410	\$ 82,410	\$ 69,480
78	R117079	6406101203	\$ 82,410	\$ 82,410	\$ 69,480
79	R117080	6406101140	\$ 82,410	\$ 82,410	\$ 69,480
80	R117081	6406101141	\$ 82,410	\$ 82,410	\$ 69,480
81	R117082	6406101092	\$ 82,410	\$ 82,410	\$ 69,480
82	R117083	6406101091	\$ 82,410	\$ 82,410	\$ 69,480
83	R117084	6406101089	\$ 82,410	\$ 82,410	\$ 69,480
84	R117085	6406101088	\$ 82,410	\$ 82,410	\$ 69,480
85	R117086	6406101087	\$ 82,410	\$ 82,410	\$ 69,480
86	R117087	6406101086	\$ 82,410	\$ 82,410	\$ 69,480
87	R117088	6406101085	\$ 82,410	\$ 82,410	\$ 69,480
88	R117089	6406101084	\$ 82,410	\$ 82,410	\$ 69,480
89	R117090	6406101083	\$ 82,410	\$ 82,410	\$ 69,480
90	R117091	6406101082	\$ 82,410	\$ 82,410	\$ 69,480
91	R117092	6406101081	\$ 82,410	\$ 82,410	\$ 69,480
92	R117093	6406201201	\$ 82,410	\$ 82,410	\$ 69,480
93	R117094	6406101136	\$ 82,410	\$ 82,410	\$ 69,480
94	R117095	6406101080	\$ 82,410	\$ 82,410	\$ 69,480
95	R117096	6406301079	\$ 82,410	\$ 82,410	\$ 69,480
96	R117098	6406301134	\$ 82,410	\$ 82,410	\$ 69,480
97	R117099	6406101135	\$ 82,410	\$ 82,410	\$ 69,480
98	R117100	6406201200	\$ 82,410	\$ 82,410	\$ 69,480
99	R117101	6406201207	\$ 82,410	\$ 82,410	\$ 69,480
100	R117102	6406201206	\$ 82,410	\$ 82,410	\$ 69,480
101	R117103	6406101205	\$ 82,410	\$ 82,410	\$ 69,480
102	R117104	6406101202	\$ 82,410	\$ 82,410	\$ 69,480

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		Attachment A	Attachment B	Attachment C	
	Schedule	Parcel	Assessor Value	CBOE Value	Stipulated Value
103	R117105	6406101204	\$ 82,410	\$ 82,410	\$ 69,480
104	R117106	6406101143	\$ 82,410	\$ 82,410	\$ 69,480
105	R117107	6406201144	\$ 82,410	\$ 82,410	\$ 69,480
106	R117108	6406201145	\$ 82,410	\$ 82,410	\$ 69,480
107	R117110	6406201208	\$ 82,410	\$ 82,410	\$ 69,480
108	R117111	6406201199	\$ 82,410	\$ 82,410	\$ 69,480
109	R117114	6406301196	\$ 82,410	\$ 82,410	\$ 69,480
110	R117115	6406301242	\$ 82,410	\$ 82,410	\$ 69,480
111	R117120	6406201096	\$ 82,410	\$ 82,410	\$ 69,480
112	R117122	6406201098	\$ 82,410	\$ 82,410	\$ 69,480
113	R117123	6406201149	\$ 82,410	\$ 82,410	\$ 69,480
114	R117127	6501101247	\$ 82,410	\$ 82,410	\$ 69,480
115	R117128	6406201246	\$ 82,410	\$ 82,410	\$ 69,480
116	R117129	6406301241	\$ 82,410	\$ 82,410	\$ 69,480
117	R117132	6406301240	\$ 82,410	\$ 82,410	\$ 69,480
118	R117134	6406301236	\$ 82,410	\$ 82,410	\$ 69,480
119	R117135	6512101126	\$ 82,410	\$ 82,410	\$ 69,480
120	R117136	6512401069	\$ 82,410	\$ 82,410	\$ 69,480
121	R117137	6512401068	\$ 82,410	\$ 82,410	\$ 69,480
122	R117140	6512401124	\$ 82,410	\$ 82,410	\$ 69,480
123	R117141	6512401065	\$ 82,410	\$ 82,410	\$ 69,480
124	R117143	6501201250	\$ 82,410	\$ 82,410	\$ 69,480
	Totals		\$ 10,218,840	\$ 10,218,840	\$ 8,615,520

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