

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56099
Petitioner: FOSTER FARMS LLC, v. Respondent: MONTROSE 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.: R0006545+6

Category: Valuation Property Type: Agricultural
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$2,837,070

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

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 26th day of April 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

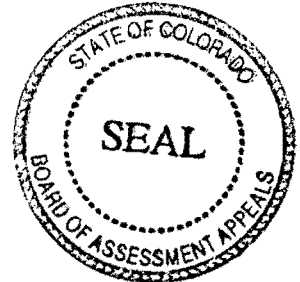
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 56099
Single County Schedule Number: R0011204

STIPULATION (As to Tax Year 2010 Actual Value)

Foster Farms LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
Parcel # 3725-114-00-011, Schedule # R0011204, (Easter Road)

2. The subject property is classified as Agricultural (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	21,210.00
Improvements	\$	454,640.00
Total	\$	<u>475,850.00</u>

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

Land	\$	21,210.00
Improvements	\$	454,640.00
Total	\$	<u>475,850.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	21,210.00
Improvements	\$	387,040.00
Total	\$	408,250.00

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:
Depreciation on the eight poultry houses was reduced from 37% to 28.5% remaining economic life.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of April, 2011

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Petitioner's Attorney

Robert J. Johnson
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Docket Number 56099

2011 APR 20 11:08:47

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

2011 APR 20 11:08:47

Docket Number: 56099
Single County Schedule Number: R0011313

STIPULATION (As to Tax Year 2010 Actual Value)

Foster Farms LLC

Petitioner.

vs.

Montrose COUNTY BOARD OF EQUALIZATION.

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
Parcel # 3723-204-00-026, Schedule # R0011313, (High Mesa)

2. The subject property is classified as Agricultural (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	18,920.00
Improvements	\$	461,000.00
Total	\$	<u>479,920.00</u>

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

Land	\$	18,920.00
Improvements	\$	461,000.00
Total	\$	<u>479,920.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	18,920.00
Improvements	\$	393,400.00
Total	\$	<u>412,320.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:
Depreciation on the eight poultry houses was reduced from 37% to 28.5% remaining economic life.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of April, 2011

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Docket Number 56099

2011 APR 20 AM 8:47

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 56099
Single County Schedule Number: R0011259

STIPULATION (As to Tax Year 2010 Actual Value)

Foster Farms LLC

Petitioner.

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
Parcel # 3723-123-00-012, Schedule # R0011259, (David Road)

2. The subject property is classified as Agricultural (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	15,910.00
Improvements	\$	440,480.00
Total	\$	<u>456,390.00</u>

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

Land	\$	15,910.00
Improvements	\$	440,480.00
Total	\$	<u>456,390.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	15,910.00
Improvements	\$	372,880.00
Total	\$	388,790.00

6. The valuation, as established above, shall be binding only with respect to tax year 2010

7. Brief narrative as to why the reduction was made:
Depreciation on the eight poultry houses was reduced from 37% to 28.5% remaining economic life.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of April, 2011

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Docket Number 56099

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 56099
Single County Schedule Number: R0009072

STIPULATION (As to Tax Year 2010 Actual Value)

Foster Farms LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION.

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
Parcel # 3721-324-00-051, Schedule # R0009072, (64.00 Road
Holly)

2. The subject property is classified as Agricultural (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	25,950.00
Improvements	\$	436,200.00
Total	\$	<u>462,150.00</u>

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

Land	\$	25,950.00
Improvements	\$	436,200.00
Total	\$	<u>462,150.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	25,950.00
Improvements	\$	368,600.00
Total	\$	394,550.00

6. The valuation, as established above, shall be binding only with respect to tax year 2010

7. Brief narrative as to why the reduction was made:
Depreciation on the eight poultry houses was reduced from 37% to 28.5% remaining economic life.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of April, 2011

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Petitioner's Attorney

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Docket Number 56099

STATE OF COLORADO

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

2011 APR 20 AM 8:46

Docket Number: 56099
Single County Schedule Number: R0011206

STIPULATION (As to Tax Year 2010 Actual Value)

Foster Farms LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
Parcel # 3495-281-00-016, Schedule # R0011206, (Amber Road)

2. The subject property is classified as Agricultural (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	16,770.00
Improvements	\$	435,000.00
Total	\$	<u>451,770.00</u>

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

Land	\$	16,770.00
Improvements	\$	435,000.00
Total	\$	<u>451,770.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	20,220.00
Improvements	\$	411,420.00
Total	\$	431,640.00

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:
Depreciation on the eight poultry houses was reduced from 37% to 28.5% remaining economic life.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of April, 2011

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Docket Number 56099

STATE OF COLORADO

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

EST. APR 20 11 8:46

Docket Number: 56099
Single County Schedule Number: R0006545

STIPULATION (As to Tax Year 2010 Actual Value)

Fostex Farms LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
Parcel # 3943-352-00-005, Schedule # R0006545, (Banner Road)

2. The subject property is classified as Agricultural (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	20,220.00
Improvements	\$	479,020.00
Total	\$	<u>499,240.00</u>

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

Land	\$	20,220.00
Improvements	\$	479,020.00
Total	\$	<u>499,240.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	<u>19,950.00</u>
Improvements	\$	<u>380,810.00</u>
Total	\$	<u>400,760.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:
Depreciation on the eight poultry houses was reduced from 37% to 28.5% remaining economic life.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of April, 2011.

William A. McLain
Petitioner's Attorney

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Docket Number 56099

STATE OF COLORADO

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

2011 APR 20 AM 8:46

Docket Number: 56099
Single County Schedule Number: R0011728

STIPULATION (As to Tax Year 2010 Actual Value)

Foster Farms LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:

Parcel # 3943-284-00-022, Schedule # R0011728, (Hwy 348 Pea Green)

2. The subject property is classified as Agricultural (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	19,950.00
Improvements	\$	448,410.00
Total	\$	468,360.00

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

Land	\$	19,950.00
Improvements	\$	448,410.00
Total	\$	468,360.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	<u>19,950.00</u>
Improvements	\$	<u>380,810.00</u>
Total	\$	<u>400,760.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:
Depreciation on the eight poultry houses was reduced from 37% to 28.5% remaining economic life.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of April 2011

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