

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57485
Petitioner: ROBERT DOWLING , v. Respondent: ROUTT COUNTY BOARD OF COMMISSIONERS.	
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.: R6552167+2

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:

Total Value: \$75,000

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

ORDER:

Respondent is ordered to reduce the 07-08 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 May 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



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 57485
Single County Schedule Number: R6552167 +2

STIPULATION (As to Tax Year 2007 & 2008 Actual Value)

DOWLING, ROBERT

Petitioner,

vs.

ROUTT COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 & 2008 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:

LOT 16 MULTI-FAMILY LOTS HORSEBACK AT STAGECOACH TOTAL 1.13ac
LOT 17 MULTI-FAMILY LOTS HORSEBACK AT STAGECOACH TOTAL 1.14ac
LOT 18 MULTI-FAMILY LOTS HORSEBACK AT STAGECOACH TOTAL 1.05ac

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007 & 2008 :

Land	\$	<u>105,000</u> .00	\$35,000
Improvements	\$	<u>0</u> .00	per Lot
Total	\$	<u>105,000</u> .00	

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

Land	\$	<u>90,000</u> .00	\$30,000
Improvements	\$	<u>0</u> .00	per Lot
Total	\$	<u>90,000</u> .00	

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2007 & 2008 actual value for the subject property:

Land	\$	<u>75,000</u>	.00	\$25,000
Improvements	\$	<u>0</u>	.00	per Lot
Total	\$	<u>75,000</u>	.00	

6. The valuation, as established above, shall be binding only with respect to tax year 2007 & 2008.

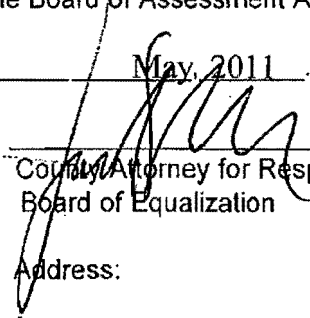
7. Brief narrative as to why the reduction was made:

Value adjustment is based on consideration of the Petitioner's bulk sale of four parcels in December of 2005 and their corresponding Time-Adjusted Sales Prices (TASPs) as well as other considerations not known earlier regarding the Horseback subdivision during the 2007 reappraisal.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals or July 13th, 2011 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 9th day of May, 2011


Petitioner(s) or Agent or Attorney


County Attorney for Respondent,
Board of Equalization

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County Assessor

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Telephone: 970-870-5544

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