

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: **59160**

Petitioner:

**DONNA & ANTON STICH,**

v.

Respondent:

**ROUTT COUNTY BOARD OF EQUALIZATION**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its May 10, 2012 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$474,200.

In all other respects, the May 10, 2012 Order shall remain in full force and effect.

**DATED/MAILED** this 31<sup>st</sup> day of May, 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane DeVries*

Diane 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**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203  
(303)866-5880

2012 MAY 25 PM 1:12

Petitioners: **DONNA & ANTON STICH**

v.

Respondent: **BOARD OF COUNTY COMMISSIONERS,  
ROUTT COUNTY.**

**Docket Number: 59160**

**ATTORNEY FOR RESPONDENT:**

John D. Merrill, Reg. No. 19505  
Routt County Attorney  
Erick Knaus, Reg. No. 33389  
Assistant Routt County Attorney  
522 Lincoln Ave.  
P.O. Box 773598  
Steamboat Springs, Colorado 80477  
Phone Number: (970) 870-5317  
Fax Number: (970) 870-5381

**Multiple County  
Schedule Numbers:  
(As Set Forth in the  
Attachments)**

**AMENDED STIPULATION**

Petitioners and Respondent hereby enter this Amended Stipulation regarding the tax year 2010 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter an Amended Order based on this Amended Stipulation.

Petitioners and Respondent agree and stipulate as follows:

1. Petitioners and Respondent entered into a Stipulation dated May 8, 2012 based on a settlement agreement made between the parties at a hearing before the Board of Assessment Appeals on May 4, 2012.
2. The Board of Assessment Appeals entered an Order on Stipulation dated May 8, 2012 which does not clearly reflect the settlement agreement made between Petitioners and Respondent.
3. Petitioners and Respondent have entered into this Amended Stipulation to clarify the agreement between the parties as to the tax year 2010 valuation of the subject properties.

4. The properties subject to this Amended Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Amended Stipulation.

5. The subject properties are all vacant lots in the Horseback Subdivision at Stagecoach.

6. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2010.

7. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of County Commissioners.

8. On May 4, 2012, Petitioners and Respondent appeared before the Board of Assessment Appeals for hearing concerning the valuation of the subject properties for tax year 2010.

9. Prior to the conclusion of the hearing, Petitioners and Respondent entered into a settlement agreement and made an oral record of same as follows:

a. The following properties are categorized as Tier One: R0355984, R3551395, R3551694, R6552122, R6552123, R6552124, R6552125, and R6552126.

b. The following properties are categorized as Tier Two: R6552141, R3551330, R6552142, R6552143, R3551896, and R0355980.

c. These categorizations are for tax year 2010 only.

d. The market value for each of the Tier One properties is \$45,267.

e. The market value for each of the Tier Two properties is \$64,736.

f. All of the subject properties qualify for a present value discount using a seven year absorption period, a thirteen percent (13%) discount rate, and a present value factor of 4.422610.

g. After application of the present value discount, the actual value for assessment purposes for each of the Tier One properties is \$28,600. The Board of County Commissioners' value was set at \$28,900 for each Tier One property.

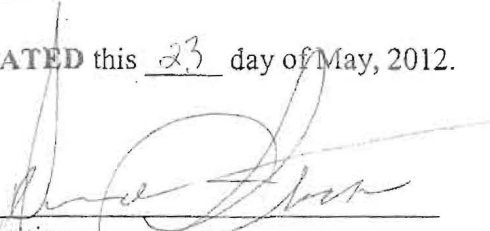
h. After application of the present value discount, the actual value for assessment purposes for each of the Tier Two properties is \$40,900. The Board of County Commissioners' value was set at \$40,900 for each Tier Two property.

10. Attachment C reflects the actual values of the subject properties agreed to by Petitioners and Respondent on May 4, 2012.

11. The valuations, as established on Attachment C, shall be binding only with respect to tax year 2010.

12. The reduction in the actual market value for the subject properties for tax year 2010 is due to some uncertainty as to the actual number of developer lots within Horseback Subdivision.

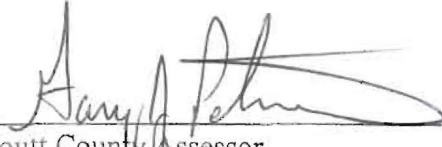
DATED this 23 day of May, 2012.



Petitioner  
Donna Stich  
33017 Maricopa Trail  
Oak Creek, CO 80467



Petitioner  
Anton Stich  
33017 Maricopa Trail  
Oak Creek, CO 80467



Routt County Assessor  
Gary Peterson  
P.O. Box 773210  
Steamboat Springs, CO 80477



Assistant County Attorney  
Erick Knaus  
P.O. Box 773598  
Steamboat Springs, CO 80477

### ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 59160

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R0355984</u>	<u>\$ 28,900.00</u>	<u>\$ .00</u>	<u>\$ 28,900.00</u>
<u>R3551395</u>	<u>\$ 28,900.00</u>	<u>\$ .00</u>	<u>\$ 28,900.00</u>
<u>R3551694</u>	<u>\$ 28,900.00</u>	<u>\$ .00</u>	<u>\$ 28,900.00</u>
<u>R3551330</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R3551896</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552141</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552142</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552143</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R0355980</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552122</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552123</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552124</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552125</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u>R6552126</u>	<u>\$ 40,900.00</u>	<u>\$ .00</u>	<u>\$ 40,900.00</u>
<u></u>	<u>\$ .00</u>	<u>\$ .00</u>	<u>\$ 0.00</u>
<u></u>	<u>\$ .00</u>	<u>\$ .00</u>	<u>\$ 0.00</u>
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<u></u>	<u>\$ .00</u>	<u>\$ .00</u>	<u>\$ 0.00</u>
<u></u>	<u>\$ .00</u>	<u>\$ .00</u>	<u>\$ 0.00</u>
<u>TOTAL:</u>	<u>\$ 536,600.00</u>	<u>\$ 0.00</u>	<u>\$ 536,600.00</u>

## ATTACHMENT B

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

Docket Number 59160

Schedule Number	Land Value	Improvement Value	Total Actual Value
R0355984	\$ 28,900 .00	\$ .00	\$ 28,900 .00
R3551395	\$ 28,900 .00	\$ .00	\$ 28,900 .00
R3551694	\$ 28,900 .00	\$ .00	\$ 28,900 .00
R3551330	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R3551896	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552141	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552142	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552143	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R0355980	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552122	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552123	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552124	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552125	\$ 40,900 .00	\$ .00	\$ 40,900 .00
R6552126	\$ 40,900 .00	\$ .00	\$ 40,900 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	<b>\$ 536,600 .00</b>	<b>\$ 0 .00</b>	<b>\$ 536,600 .00</b>

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

Docket Number 59160

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0355984	\$ 28,600.00	\$ .00	\$ 28,600.00
R3551395	\$ 28,600.00	\$ .00	\$ 28,600.00
R3551694	\$ 28,600.00	\$ .00	\$ 28,600.00
R3551330	\$ 40,900.00	\$ .00	\$ 40,900.00
R3551896	\$ 40,900.00	\$ .00	\$ 40,900.00
R6552141	\$ 40,900.00	\$ .00	\$ 40,900.00
R6552142	\$ 40,900.00	\$ .00	\$ 40,900.00
R6552143	\$ 40,900.00	\$ .00	\$ 40,900.00
R0355980	\$ 40,900.00	\$ .00	\$ 40,900.00
R6552122	\$ 28,600.00	\$ .00	\$ 28,600.00
R6552123	\$ 28,600.00	\$ .00	\$ 28,600.00
R6552124	\$ 28,600.00	\$ .00	\$ 28,600.00
R6552125	\$ 28,600.00	\$ .00	\$ 28,600.00
R6552126	\$ 28,600.00	\$ .00	\$ 28,600.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
	\$ .00	\$ 0.00	\$ 0.00
<b>TOTAL:</b>	\$ 474,200.00	\$ 0.00	\$ 474,200.00

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59160</b>
Petitioner: <b>DONNA &amp; ANTON STICH,</b>  v. Respondent: <b>ROUTT COUNTY BOARD OF COMMISSIONERS.</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.: R3551330+13**

**Category: Abatement      Property Type: Vacant Land**

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:            \$69,500**  
(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 Routt County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 10th day of May 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

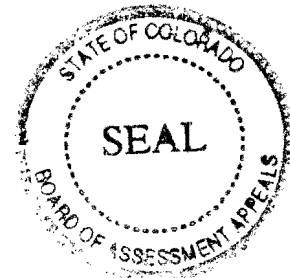
\_\_\_\_\_  
Diane M. DeVries

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

*Debra A Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*  
\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203 (303)866-5880	
Petitioners: <b>DONNA &amp; ANTON STICH</b>  v.	
Respondent: <b>BOARD OF COUNTY COMMISSIONERS,</b> <b>ROUTT COUNTY.</b>	<b>Docket Number: 59160</b>
<b>ATTORNEY FOR RESPONDENT:</b>  John D. Merrill, Reg. No. 19505 Routt County Attorney Erick Knaus, Reg. No. 33389 Assistant Routt County Attorney 522 Lincoln Ave. P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone Number: (970) 870-5317 Fax Number: (970) 870-5381	
<b>STIPULATION</b>	

On May 4, 2012, Petitioner and Respondent appeared before the Board of Assessment Appeals for hearing concerning the valuation of the properties described in County Schedule Numbers R0355984, R3551395, R3551694, R6552122, R6552123, R6552124, R6552125, R6552126, R6552141, R3551330, R6552142, R6552143, R3551896, R0355980 (subject properties) for tax year 2010.

Prior to the conclusion of the hearing, Petitioner and Respondent entered into a settlement agreement and made an oral record of same. Respondent was ordered to draft a written stipulation and order.

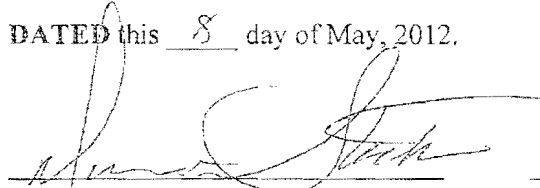
Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

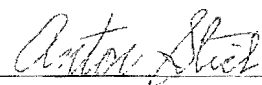
Petitioner and Respondent agree and stipulate as follows:

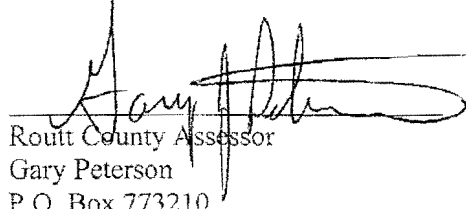
1. The subject properties are all vacant lots in the Horseback Subdivision at Stagecoach.

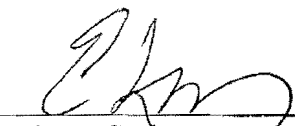
2. The following properties are categorized as Tier One: R0355984, R3551395, R3551694, R6552122, R6552123, R6552124, R6552125, R6552126.
3. The following properties are categorized as Tier Two: R6552141, R3551330, R6552142, R6552143, R3551896, R0355980.
4. These categorizations are for tax year 2010 only.
5. The market value of Tier One properties is \$45,267.
6. The market value of Tier Two properties is \$64,736.
7. All subject properties qualify for a present value discount using a seven year absorption period, a thirteen percent (13%) discount rate, and a present value factor of 4.422610.
8. After application of the present value discount, the actual value for assessment purposes of Tier One properties is \$28,600. County Board of Equalization value was set at \$28,900.
9. After application of the present value discount, the actual value for assessment purposes of Tier Two properties is \$40,900. County Board of Equalization value was set at \$40,900.
10. The valuation, as established above, shall be binding only with respect to tax year 2010.
11. The reduction in the actual market value for the subject properties for tax year 2010 is due to some uncertainty as to the actual number of developer lots within Horseback Subdivision.

DATED this 8 day of May, 2012.

  
\_\_\_\_\_  
Petitioner  
Donna Stich  
33017 Maricopa Trail  
Oak Creek, CO 80467

  
\_\_\_\_\_  
Petitioner  
Anton Stich  
33017 Maricopa Trail  
Oak Creek, CO 80467

  
\_\_\_\_\_  
Routt County Assessor  
Gary Peterson  
P.O. Box 773210  
Steamboat Springs, CO 80477

  
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