

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62173
Petitioner: PINE TREE MERITAGE, 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.: R0004719

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$2,300,000

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

ORDER:

Respondent is ordered to reduce the 2013 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 14th day of January 2013.

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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Docket Number: 62173
Single County Schedule Number: R0004719

STIPULATION (As to Tax Year 2013/2014 Actual Value)

Pine Tree Meritage LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013/2014 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:
Vacant Development Land on South Highway 550 Corridor

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013/2014:

Land	\$	<u>2,517,410</u>	<u>.00</u>
Improvements	\$	<u> </u>	<u>.00</u>
Total	\$	<u>2,517,410</u>	<u>.00</u>

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

Land	\$	<u>2,517,410</u>	<u>.00</u>
Improvements	\$	<u> </u>	<u>.00</u>
Total	\$	<u>2,517,410</u>	<u>.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013/2014 actual value for the subject property:

Land	\$	<u>2,300,000</u>	<u>.00</u>
Improvements	\$	<u> </u>	<u>.00</u>
Total	\$	<u>2,300,000</u>	<u>.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2013/2014.

7. Brief narrative as to why the reduction was made:
Further analysis of prime development sales in the region indicated that a reduction was warranted.

Note: The value will remain the same for 2014 unless there is a change in inventory or classification.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 21 (date) at (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 3rd day of January, 2014.

Thomas E. Downey, Jr. #19686
Petitioner(s) or Agent or Attorney

Carolyn Crawford Clawson #19717
County Attorney for Respondent,
Board of Equalization

Address:
Thomas E. Downey, Jr. #19686
383 Inverness Parkway
Suite 300
Englewood, CO 80112
Telephone: (303) 813-1111

Address:
Carolyn Crawford Clawson #19717
161 South Townsend Avenue
Montrose, CO 81401
(970) 249-9424
Telephone:

County Assessor

Address:
Bradley Hughes
P.O. Box 1186
Montrose, Co 81402
Telephone: (970) 249-3753

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