

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62689
Petitioner: COMMUNITY BANKS OF COLORADO, v. Respondent: SAGUACHE 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.: 485732400036+3
 Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:
 Total Value: \$329,255
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 15th day of January 2014.

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**

2014 JAN 14 AM 9:20

Docket Number: 62689

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

STIPULATION (As to Abatement/Refund for Tax Year 2011)

COMMUNITY BANKS OF COLORADO

Petitioner

vs.

SAGUACHE COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 commercial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2011 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 2011.

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

These reduced numbers reflect the same assessments in place
for 2012. There was no unusual condition from 2011 to 2012
that would support a different assessment for 2011.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 16, 2014 (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 7th day of January, 2014.



Petitioner(s) or Agent or Attorney

Address:
Layne F. Mann, #15611
7475 W. Fifth Avenue, #321
Lakewood, CO 80226

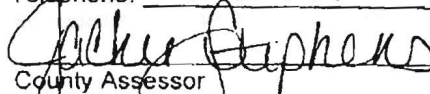
Telephone: 303-233-8533



County Attorney for Respondent,
Board of Commissioners

Address:
Benjamin F. Gibbons
800 1st Avenue
Monte Vista, CO 81144

Telephone: 719-852-4731



County Assessor

Address:
Jackie Stephens
P. O. Box 38
Saquache, CO 81149
Telephone: 719-655-2521

Docket Number 62689

ATTACHMENT A
 Actual Values as assigned by the Assessor

Docket Number 62689

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
485732400036	\$ 17,629.00	\$ 634,778.00	\$ 652,407.00
485732400042	\$ 6,816.00	\$ 63,048.00	\$ 69,864.00
485733037001	\$ 12,150.00	\$ 61,829.00	\$ 73,979.00
485732400129	\$ 2,088.00	\$ 0.00	\$ 2,088.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 38,683.00	\$ 759,655.00	\$ 798,338.00

ATTACHMENT B

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

Docket Number 62689

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
485732400036	\$ 17,629 .00	\$ 634,778 .00	\$ 652,407 .00
485732400042	\$ 6,816 .00	\$ 63,048 .00	\$ 69,864 .00
485733037001	\$ 12,150 .00	\$ 61,829 .00	\$ 73,979 .00
485732400129	\$ 2,088 .00	\$ 0 .00	\$ 2,088 .00
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	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 38,683 .00	\$ 759,655 .00	\$ 798,338 .00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 62689

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
485732400036	\$ 8,110.00	\$ 260,259.00	\$ 268,369.00
485732400042	\$ 3,136.00	\$ 25,850.00	\$ 28,986.00
485733037001	\$ 5,589.00	\$ 25,350.00	\$ 30,939.00
485732400129	\$ 961.00	\$ 0.00	\$ 961.00
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	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 17,796.00	\$ 311,459.00	\$ 329,255.00