

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63105</b>
Petitioner: <b>SMR 8 LLC -</b>  v.  Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION</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.: R8165857**

**Category: Valuation**

**Property Type: Agricultural**

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: \$4,774,910**

(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 Routt County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 13th day of July 2016.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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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*

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Debra A. Baumbach

*G. Katardzic*

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Gordana Katardzic



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203		STATE OF COLORADO BD OF ASSESSMENT APPEALS 2016 JUN 27 AM 9:48
Petitioner(s): <b>SMR 8 LLC</b>  v.  Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION.</b>		<b>Docket Number: 63105</b>
<b>ATTORNEY FOR RESPONDENT:</b> Erick Knaus, Reg. No. 33389 Routt County Attorney Lynaia South, Reg. No. 35291 Assistant Routt County Attorney 522 Lincoln Avenue P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone Number: (970) 870-5317 Fax Number: (970) 870-5381 Email: <a href="mailto:eknaus@co.routt.co.us">eknaus@co.routt.co.us</a> ; <a href="mailto:lsouth@co.routt.co.us">lsouth@co.routt.co.us</a>		Single County Schedule Number: R8165857
<b>STIPULATION (As to Tax Year 2013 Actual Value)</b>		

Petitioners and Respondent hereby enter into this Stipulation regarding the Tax Year 2013 actual valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: Pt of Parcel 8, Storm Mountain Ranch, A Subdivision Exemption 35.03A (AKA Parcel 8B) Incl Cons Esmnt Per Rec #487187
2. The subject property currently is classified as: Residential and Ag
3. The County Assessor originally assigned the following actual value to the subject property for Tax Year 2013:

Building Envelope	\$1,186,900
Residential Improvements	\$4,296,370
Ag Land	\$780
Common Area Amenities	\$0
Outbuildings	\$0
 Total	 <u>\$5,484,050</u>

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

Building Envelope	\$1,186,900
Residential Improvements	\$4,296,370
Ag Land	\$780
Common Area Amenities	\$0
Outbuildings	\$0
Total	<u>\$5,484,050</u>

5. After further review and negotiation, Petitioners and County Board of Equalization agree to the following Tax Year 2013 actual value for the subject property:


Building Envelope	\$153,320
Residential Improvements	\$4,276,040
Ag Land	\$780
Common Area Amenities	\$344,770
Outbuildings	\$0
Total	<u>\$4,774,910</u>

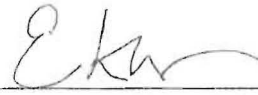
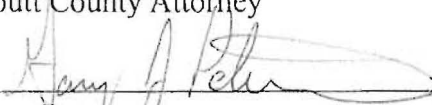
6. The valuation, as established above, shall be binding only with respect to Tax Year 2013.

7. After further review, Respondent made some inventory corrections to the residential improvements and an adjustment to the building envelope value for the non-integral status. Respondent then took a closer look at similar comparables and did an individual appraisal with 3-5 chosen comparables vs. the mass appraisal modeling.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 28, 2016 at 8:30 a.m. be vacated.

**DATED** this 21<sup>st</sup> day of June, 2016.

  
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