

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64123
Petitioner: REALTY MANAGEMENT GROUP, LLC, v. Respondent: MONTROSE 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.: R0019450+16

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$829,020

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

ORDER:

Respondent is ordered to reduce the 11-12 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 11th day of July 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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



STATE OF COLORADO
BY J. J. ...

2014 JUL -1 AM 7:52

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 64123

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

STIPULATION (As to Abatement/Refund for Tax Year 2011&2012)

Realty Management Group, LLC

Petitioner

vs.

Montrose COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011&2012 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 Vacant (what type).

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011&2012.

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&2012 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&2012.

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

Market absorption period was extended by two-years based on further review.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 21, 2014 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

Kendra Goldstein
Kendra Goldstein

DATED this 30 day of June, 2014

Petitioner(s) or Agent or Attorney

Carolyn Clawson
Carolyn Clawson

County Attorney for Respondent, PR # 14717
Board of Commissioners

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Brad Hughes
Brad Hughes
County Assessor

Address:
Brad Hughes - Assessor
PO Box 1186
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Docket Number 64123

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 64123

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R0019450</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019451</u>	\$ 76,350	\$ 0	\$ 76,350
<u>R0019470</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019471</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019473</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019474</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019475</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019476</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019477</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019489</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019490</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019491</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019492</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019493</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019494</u>	\$ 53,440	\$ 0	\$ 53,440
<u>R0019523</u>	\$ 49,630	\$ 0	\$ 49,630
<u>R0019524</u>	\$ 49,630	\$ 0	\$ 49,630
TOTAL:	\$ 923,770		\$ 923,770

ATTACHMENT B

Actual Values as assigned by the County Board of Commissioners after a timely appeal
Docket Number 64123

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R0019450</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019451</u>	\$ <u>76,350</u>	\$ <u>0</u>	\$ <u>76,350</u>
<u>R0019470</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019471</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019473</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019474</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019475</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019476</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019477</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019489</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019490</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019491</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019492</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019493</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019494</u>	\$ <u>53,440</u>	\$ <u>0</u>	\$ <u>53,440</u>
<u>R0019523</u>	\$ <u>49,630</u>	\$ <u>0</u>	\$ <u>49,630</u>
<u>R0019524</u>	\$ <u>49,630</u>	\$ <u>0</u>	\$ <u>49,630</u>
 TOTAL:	\$ <u>923,770</u>		\$ <u>923,770</u>

ATTACHMENT C

Actual Values as agreed to by all Parties

Docket Number 64123

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R0019450</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019451</u>	<u>\$ 68,520</u>	<u>\$ 0</u>	<u>\$ 68,520</u>
<u>R0019470</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019471</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019473</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019474</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019475</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019476</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019477</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019489</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019490</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019491</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019492</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019493</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019494</u>	<u>\$ 47,960</u>	<u>\$ 0</u>	<u>\$ 47,960</u>
<u>R0019523</u>	<u>\$ 44,530</u>	<u>\$ 0</u>	<u>\$ 44,530</u>
<u>R0019524</u>	<u>\$ 44,530</u>	<u>\$ 0</u>	<u>\$ 44,530</u>
TOTAL:	<u>\$ 829,020</u>		<u>\$ 829,020</u>