

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69063
Petitioner: PINE RIDGE RESIDENTIAL, LLC - v. Respondent: PARK 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.: R0047544+2
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$1,700,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 18th day of May 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. 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.

Christine Fontenot

Christine Fontenot



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

2017 MAY 17 AM 8:04

Petitioner:

PINE RIDGE RESIDENTIAL, LLC,

v.

Respondent:

**PARK COUNTY BOARD OF COUNTY
COMMISSIONERS**

Docket Number: 69063

Schedule No.: R0047544+2

Attorney for Petitioner:

Richard G. Olona, #17940
Olona & Associates, P.C.
7472 S. Shaffer Lane, Suite 130
Littleton, CO 80127
Phone: 303-433-1699
Fax: 303-433-1614
E-mail: olonalaw@aol.com

Attorneys for Respondent:

Marcus McAskin, #34072
Christiana McCormick, #48293
Michow Cox & McAskin LLP
6530 S. Yosemite Street, Suite 200
Greenwood Village, CO 80111
Phone: 303-459-2725
Fax: 303-459-2726
E-mail: marcus@mcm-legal.com
christiana@mcm-legal.com

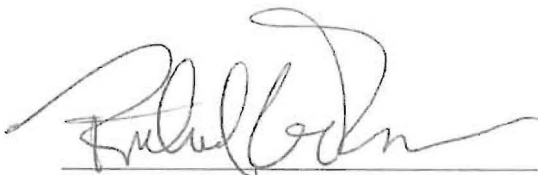
JOINT STIPULATION FOR TAX YEAR 2016

Petitioner and Respondent hereby enter into this Joint Stipulation for Tax Year 2016 (“Stipulation”) regarding the tax year 2016 valuation of the subject property, 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 property that is the subject of this Stipulation is described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The Subject Property is classified as vacant land.
3. **Attachment A** reflects the actual values of the Subject Property, as assigned by the Park County Assessor for tax year 2016.
4. **Attachment B** reflects the actual values of the Subject Property as assigned by the Park County Board of County Commissioners.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2016 actual values of the Subject Property, as shown in **Attachment C**.
6. The valuations, as established in **Attachment C**, shall be binding with respect to tax year 2016 only.
7. The Petitioner and Respondent agreed to an adjusted value for tax year 2016 based on comparable sales data for commercial vacant land value.
8. Petitioner and Respondent agree that the hearing scheduled before the Board of Assessment Appeals on May 18, 2017 at 8:30 a.m. be vacated.

SUBMITTED this 16th day of May, 2017.



Richard G. Olona, #17940
Olona & Associates, P.C.
Attorney for Petitioner PINE RIDGE
RESIDENTIAL LLC



Marcus McAskin, #34072
Christiana McCormick, #48293
Michow Cox & McAskin LLP
Attorneys for Respondent PARK COUNTY
BOARD OF COUNTY COMMISSIONERS



County Assessor

ATTACHMENT A
Actual Values as assigned by Assessor

<u>Schedule Number</u>	<u>Actual Value</u>
R0047544	\$ 382,707.00
R0047545	\$1,073,474.00
<u>R0047546</u>	<u>\$ 550,743.00</u>
TOTAL:	\$ 2,006,924.00

ATTACHMENT B

Actual Values as assigned by the Park County BOCC

<u>Schedule Number</u>	<u>Actual Value</u>
R0047544	\$ 382,707.00
R0047545	\$1,073,474.00
R0047546	\$ 550,743.00
TOTAL:	\$ 2,006,924.00

ATTACHMENT C
Actual Values as agreed to by all Parties

<u>Schedule Number</u>	<u>Actual Value</u>
R0047544	\$ 382,707.00
R0047545	\$ 766,550.00
<u>R0047546</u>	<u>\$ 550,743.00</u>
TOTAL:	\$ 1,700,000.00

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing JOINT STIPULATION FOR TAX YEAR 2016 was placed in the United States Mail, postage prepaid and sent via electronic mail this 16th day of May, 2017, to:

Richard G. Olona
Olona & Associates, P.C.
7472 S. Shaffer Lane, Suite 130
Littleton, CO 80127
olonalaw@aol.com

J. Michael Beery
Administrator
Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203
mike.beery@state.co.us
baa@state.co.us



Marcus McAskin, #34072

Docket No. 69063