

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70845</b>
Petitioner:  <b>CWS HOLDINGS LLC AND ABBY CLARK HOLDINGS LLC</b>  v.  Respondent:  <b>GRAND 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.: R169920**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value:      \$275,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 27th day of November 2017.

**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*

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Debra A. Baumbach

*Christine Fontenot*

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Christine Fontenot



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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Docket Number: 70845  
Single County Schedule Number: R169920

STIPULATION (As to Tax Year 2017 Actual Value)

CWC HOLDINGS LLC AND ABBY CLARK HOLDINGS LLC

Petitioner,

vs.

GRAND COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:

Pine Beach Subdivision, Lot 11-12, Block 4

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

Land	\$	61,000	.00
Improvements	\$	264,000	.00
Total	\$	325,000	.00

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

Land	\$	61,000	.00
Improvements	\$	264,000	.00
Total	\$	325,000	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land	\$	<u>61,000</u>	.00
Improvements	\$	<u>214,000</u>	.00
Total	\$	<u>275,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2017.

7. Brief narrative as to why the reduction was made:  
Further consideration of property valuation factors identified by the Taxpayer show that market and income approaches do not support the improvements valuation previously assigned.

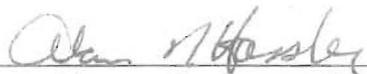
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 18, 2018 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 15<sup>th</sup> day of November, 2017.

  
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Petitioner(s) or Agent or Attorney  
Craig Clark

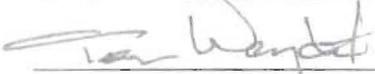
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Docket Number 70845