

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71062</b>
Petitioner: <b>WP BASE 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.: R207249+1**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
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: \$1,104,000**  
 (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 1st day of February 2018.

**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

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2018 JAN 23 PM 2:56

Docket Number: 71062  
Multiple County Schedule Numbers: (As Set Forth in the Attached)

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STIPULATION (As to Tax Year 2017 Actual Value)

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WP BASE LLC

Petitioner

vs.

GRAND COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 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 Residential (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2017.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2017 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 2017.

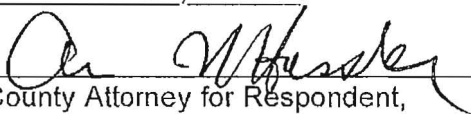
7. Brief narrative as to why the reduction was made:

Comparable market sales during the base period indicate that  
adjustments to both properties are warranted and correct.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 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 23<sup>rd</sup> day of January, 2018

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
WP BASE LLC  
c/o Craig W. Clark  
2200 S. Valentia St.  
Denver, CO 80231  
Telephone: \_\_\_\_\_

Address:  
Grand County Attorney Office  
PO Box 264  
Hot Sulphur Springs, CO 80451  
Telephone: 970-725-3764

\_\_\_\_\_  
County Assessor

Address:  
Grand County Assessor  
PO Box 302  
Hot Sulphur Springs, CO 80451  
Telephone: 970-725-3117

Docket Number 71062

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

Comparable market sales during the base period indicate that  
adjustments to both properties are warranted and correct.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 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 23<sup>rd</sup> day of January, 2018

\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

*Oliver W. Hensley*  
County Attorney for Respondent,  
Board of Equalization

Address:  
WP BASE LLC  
c/o Craig W. Clark  
2200 S. Valentia St.  
Denver, CO 80231

Address:  
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Telephone: \_\_\_\_\_

Telephone: 970-725-3764

*Tom W. Boyd*  
County Assessor

Address:  
Grand County Assessor  
PO Box 302  
Hot Sulphur Springs, CO 80451

Telephone: 970-725-3117

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**ATTACHMENT A**

Actual Values as assigned by the Assessor

Docket Number 71062

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R207317	\$ .00	\$ 589,070 .00	\$ 589,070 .00
R207249	\$ .00	\$ 600,090 .00	\$ 600,090 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 0 .00	\$ 0 .00	\$ 0 .00

**ATTACHMENT B**

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

Docket Number 71062

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R207317	\$ .00	\$ 570,000 .00	\$ 570,000 .00
R207249	\$ .00	\$ 585,000 .00	\$ 585,000 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 0 .00	\$ 0 .00	\$ 0 .00

**ATTACHMENT C**  
**Actual Values as agreed to by all Parties**

Docket Number 71062

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R207317	\$ .00	\$ 539,000.00	\$ 539,000.00
R207249	\$ .00	\$ 565,000.00	\$ 565,000.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 0.00	\$ 1,104,000.00	\$ 1,104,000.00