

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LISA PETRI & KYLE GUSTAFSON v.</p> <p>Respondent:</p> <p>ELBERT COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 74152</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R110120
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL/AGRICULTURAL LAND & AGRICULTURAL RESIDENTIAL LAND

2. Petitioner is protesting the 2018 classification and actual value of the subject property.

3. The parties agreed that the 2018 classification and actual value of the subject property should be as follows:

Classification:	AGRICULTURAL RESIDENTIAL LAND & AGRICULTURAL IMPROVEMENTS
Actual Value:	\$919,812

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

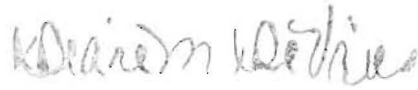
Respondent is ordered to change the 2018 classification of the subject property as set forth above.

Respondent is ordered to change the 2018 actual value of the subject property as set forth above.

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

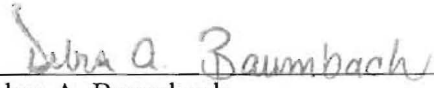
DATED this 11th day of January, 2019.

BOARD OF ASSESSMENT APPEALS

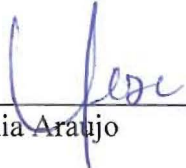


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Yesenia Araujo

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STATE OF COLORADO

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Docket Number: 74152
Single County Schedule Number: R110120

STIPULATION (As to Tax Year 2018 Actual Value)

Lisa Petri & Kyle Gustafson,

Petitioner,

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:
Mixed use land as Ag res land, specialpurpose/commercial
land. Improved Ag residential and special purpose /commercial
improved.

2. The subject property is classified as Comm/Ag Land/Ag Res (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2018:

Land	\$	<u>14,302</u> .00
Improvements	\$	<u>917,646</u> .00
Total	\$	<u>931,948</u> .00

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

Land	\$	<u>6,991</u> .00
Improvements	\$	<u>917,646</u> .00
Total	\$	<u>924,637</u> .00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2018 actual value for the subject property:

Land	\$	<u>2,166</u>	.00
Improvements	\$	<u>917,646</u>	.00
Total	\$	<u>919,812</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2018.

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

#4 At CBOE hearing the recommendation from the assessor was to adjust in part the dry farm use to grazing based on use.
#7 A change in the property classification removing the commercial land & commercial improvement to Ag residential land and ag improvements. An application revision for the special use has been filed in Community Development Dep

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Not Scheduled (date) at NA (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of December, 2018.

Jane A Penley
Petitioner(s) or Agent or Attorney

Bart Greer #41209
County Attorney for Respondent,
Board of Equalization

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Susan Murphy
County Assessor

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Telephone: 303-621-3101

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