

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PC EAGLES NEST LLC v.</p> <p>Respondent:</p> <p>GARFIELD COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 74276</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.:	R361505 & R361507
Appeal Category:	VALUATION
Current Classification:	VACANT LAND

2. Petitioner is protesting the 2018 classification of the subject property.

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

Classification:	RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

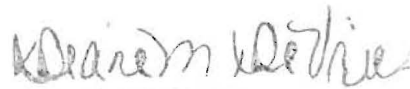
ORDER:

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

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

DATED AND MAILED this 24th day of October, 2018.

BOARD OF ASSESSMENT APPEALS

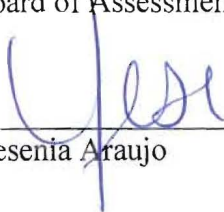


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo

2018 SEP 17 AM 9:14

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 74276

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

STIPULATION (As to Tax Year 2018 Actual Value)

PC Eagles Nest, LLC

Petitioner

vs.

Garfield 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 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 2018.
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 2018 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 2018.

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

The classification was changed from vacant land to residential based on the use with adjacent residential property.

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

DATED this 31st day of August, 2018.

Mehelle Tuschelle
Petitioner(s) or Agent or Attorney

Katharine Adam
County Attorney for Respondent,
Board of Equalization

Address:

Ryan, LLC
7979 E. Tufts Ave, suite 1500
Denver, CO 80237

Address:

108 8th Street, Suite 219
Glenwood Springs, CO 81601

Telephone: 303-277-1861

Telephone: 970-945-9150

Jim G...
County Assessor

Address:

109 8th St. Suite 207
Glenwood Springs, CO.
81601

Telephone: 970-945-9134

Docket Number 74276

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 74276

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R361505	\$ 72,000 .00	\$.00	\$ 72,000 .00
R361507	\$ 104,000 .00	\$.00	\$ 104,000 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
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	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 176,000 .00	\$ 0 .00	\$ 176,000 .00

ATTACHMENT B

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

Docket Number 74276

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R361505	\$ 72,000.00	\$.00	\$ 72,000.00
R361507	\$ 104,000.00	\$.00	\$ 104,000.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 176,000.00	\$ 0.00	\$ 176,000.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 74276

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R361505	\$ 72,000.00	\$.00	\$ 72,000.00
R361507	\$ 104,000.00	\$.00	\$ 104,000.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 176,000.00	\$ 0.00	\$ 176,000.00