

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.:
61013

Petitioner:

GRANBY REALTY HOLDINGS LLC,

v.

Respondent:

GRAND COUNTY BOARD OF EQUALIZATION.

ORDER APPROVING STIPULATION

THIS MATTER was brought before the Board of Assessment Appeals on October 17, 2014, Diane M. DeVries and Debra A. Baumbach presiding. The parties stipulated to the following:

1. The schedules of land listed on **Exhibit 1** to the Stipulation (attached hereto) will be classified as forest agricultural land for tax year 2012 and will be assigned the actual values identified on **Exhibit 1** to the Stipulation.
2. The schedules of land listed on **Exhibit 2** to the Stipulation (attached hereto) will not be classified as forest agricultural land for tax year 2012 and will be assigned the actual values identified on **Exhibit 2** to the Stipulation.

On September 19, 2014, the parties jointly moved the Board for an Order approving the classifications and actual values set forth in Exhibits 1 and 2 to the Stipulation.

ORDER

The Board hereby approves the stipulation in this case. The hearing in this matter is vacated and each party shall bear its own costs and attorneys' fees in connection with this appeal.

DATED and MAILED this 17th day of October, 2014.

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.

M

Milla Lishchuk

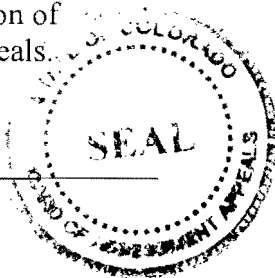


EXHIBIT 1 TO STIPULATION (TAX YEAR 2012 - DOCKET No. 61013)		
The following schedules are classified as forest agricultural land and will be assigned the actual values shown below		
Schedule Description	Schedule Number	Stipulated Actual Value
Westridge		
WESTRIDGESUBDIVISION - ROADS	R137340	\$ 100
WESTRIDGE SUBDIVISION, TRACTS B,C & D, DESC AS ADDITIONAL ROAD ROW AT	R137490	\$ 30
Filing 13		
GRANBY RANCH FILING NO 13, TRACT L IN THE SW4 SECTION 15 T1N R76W	R307009	\$ 20
GRANBY RANCH FILING NO 13, TRACT E SW4 SEC 15 & SE4 SEC 16 T1N R76W	R307019	\$ 50
GRANBY RANCH FILING NO 13, TRACT G SW4 SEC 15 & SE4 SEC 16 T1N R76W	R307021	\$ 50
GRANBY RANCH FILING NO 13, TRACT B SW4 SEC 15 T1N R76W	R307022	\$ 80
GRANBY RANCH FILING NO 13, RECREATIONAL OPEN SPACE TRACTS C, K, H AND M	R307025	\$ 60
Meets and Bounds		
TRACT IN THE N2N2NW4 SEC 21 T1N R76 W	R305306	\$ 50
N2N2NW4 SEC 21 T1N R76W	R305307	\$ 40
TRACT IN NE4NE4 DES B/289 P/391 SEC 29 T1N R76	R110136	\$ 80
E2 LESS SW4SE4 LESS WESTRIDGE SUB LESS VAL MORITZ FILINGS 1 & 2 LESS PORTI	R110143	\$ 2,960
TRACT IN E2E2 SEC 29, T1N R76W	R110146	\$ 3,380
NE4 SEC 20 T1N R76W BEING PT POD A DESC B315/P304	R305265	\$ 510
NW4NW4 21 1N 76 BEING PT POD B DESC B/315 P/304 & SCH# 48-135640	R123540	\$ 20
NW4NW4 SEC 21 T1N R76 BEING PT POD A DESC B/315 P/304	R123550	\$ 90
TRACT IN E2SE4 SEC 20, T1N R76W	R137502	\$ 450
TRACT DESC AS W2NW4 SECTION 22 AND THE SW4SW4 SECTION 15 T1N R76W LE	R306998	\$ 1,770
TRACT IN NW4 AND SW4 SECTION 15 T1N R76W	R306999	\$ 1,140
ALL THE NW4NW4 SECTION 10 T1N R76W WESTERLY OF THE RAILROAD ROW PATI	R306323	\$ 140
Filing 5B		
GRANBY RANCH FILING NO 5B, TRACT A OPEN SPACE, IN NE4 AND NW4 SEC 16 T1N	R306313	\$ 70
GRANBY RANCH FILING NO 5B, TRACT C, ROADS, IN NE4 AND NW4 SEC 16 T1N R76	R306273	\$ 40
Filing 8		
GRANBY RANCH FILING NO. 8, TRACT A, DESC AT REC NO 2006-004206, SW4 SEC 1	R305689	\$ 210
GRANBY RANCH FILING NO. 8, TRACT B, DESC AT REC NO 2006-004206, NE4 SEC 16	R305690	\$ 110
GRANBY RANCH FILING NO. 8, TRACT C, DESC AT REC NO 2006-004206, NE4 SEC 16	R305691	\$ 80
GRANBY RANCH FILING NO. 8, TRACT D, DESC AT REC NO 2006-004206, NW4 SEC 1	R305692	\$ 10
GRANBY RANCH FILING NO. 8, TRACT E, DESC AT REC NO 2006-004206, SW4 SEC 1	R305693	\$ 10
GRANBY RANCH FILING NO. 8, TRACT F, DESC AT REC NO 2006-004206, NE4 SEC 16	R305694	\$ 10
GRANBY RANCH FILING NO. 8, TRACT K, DESC AT REC NO 2006-004206, SW4 SEC 1	R305698	\$ 10
Filing 11		
GRANBY RANCH FLG NO 11 OPEN SPACE TRACT A (63.027AC) AND TRACT B (1.266	R306746	\$ 1,390
GRANBY RANCH FLG 11, 1ST ADMIN PLAT 1ST AMENDMENT, TRACT E OPEN SPACE	R308191	\$ 10

EXHIBIT 2 TO STIPULATION (TAX YEAR 2012 - DOCKET No. 61013)		
The following schedules are classified as vacant land and will be assigned the actual values shown below		
Schedule Description	Schedule Number	Stipulated Actual Value
Right of Way		
SADDLE MOUNTAIN CABINS, MOUNTAINSIDE DRIVE ROW, DESC AT REC NO 2003-007989	R302973	\$ 130
Meets and Bounds		
IN PART OF THE SE4SW4, SW4SE4 SEC 4 AND PART OF THE NE4NW4, NW4NE4 SEC 4	R305287	\$ 116,820
SW4SW4SW4 SEC 9 T1N R76	R305324	\$ 1,160
N2SW4NW4 LYING NORTH OF RR ROW IN SEC 4, T1N, R76W DESC AT REC NO 2003-007989	R302792	\$ 8,750
SE4NW4 & NE4NE4SW4 LYING NORTH OF RR ROW IN SEC 4, T1N, R76W DESC AT REC NO 2003-007989	R302793	\$ 72,500
DEBERARD ROAD R.O.W. DESC AT REC NO 2003-007989, W2 SEC 9, T1N, R76W	R302578	\$ 1,110
ALL THAT PORTION OF NE4 SEC 32, T1N R76W, LYING SOUTHERLY & WESTERLY OF DEBERARD ROAD	R123406	\$ 96,650
IN PT OF NW4SE4SW4 SEC 16 T1N R76 BEING PT OF POD C DESC B315 P304	R305288	\$ 6,000
NW4 SECTION 15 T1N R76W DESC ON LAND SURVEY PLAT NO 1734 AS PARCEL B5	R306821	\$ 6,600
TRACT IN NW4, PORTION LYING IN SE4NW4 & NE4SW4, SEC 8, T1N R76W	R128354	\$ 177,000
IN PT NW4 & PT NW4NE4 SEC 16 T1N R76W DESC AT REC NO 95008690 LESS PT D	R306081	\$ 60,550
212.724AC +/- IN PT S2N2, PT SW4SE4, PT NE4SW4, PT NW4SW4, PT SE4SW4, PT S	R308091	\$ 453,360
ALL THE NW4NW4 SECTION 10 T1N R76W EASTERLY OF THE RAILROAD ROW PATE	R306324	\$ 69,500
SE4SW4 5 1N 76 DESC B/197 P/481	R125890	\$ 27,680
IN PT NW4 & PT NW4NE4 SEC 16 T1N R76W DESC AT REC NO 95008690 LESS PT D	R306080	\$ 93,520
NE4 SEC 5, T1N, R76W DESC AT REC NO 2005-002926, LYING NORTHERLY OF EASE	R303907	\$ 3,710
Wranglers Crossing		
WRANGLERS CROSSING SUB, PT OF OPEN SPACE PARCEL 2, DESC AT REC NO 2003-007989	R302534	\$ 860
WRANGLERS CROSSING SUB, PT OF OPEN SPACE PARCEL 2, .98 AC+/-, DESC AT REC NO 2003-007989	R302535	\$ 120
WRANGLERS CROSSING SUB, PT OF OPEN SPACE PARCEL 2, DESC AT REC NO 2003-007989	R302536	\$ 30
WRANGLERS CROSSING SUB, DEBERARD ROAD/ SOLVISTA DRIVE NORTH R.O.W., D	R302540	\$ 120
Filing 3		
GRANBY RANCH FILING 3 TRACT A	R303880	\$ 23,530
GRANBY RANCH FILING 3 TRACT B	R303881	\$ 17,930
GRANBY RANCH FILING 3 TRACT J	R303894	\$ 200
Filing 14		
GRANBY RANCH FILING NO. 14 TRACT D OPEN SPACE	R308986	\$ 19,120
Filing 1B		
GRANBY RANCH FILING NO 1B, TRACT B, SKI LIFT AREA IN THE S2 SEC 16 T1N R76W	R305988	\$ 90
GRANBY RANCH FILING NO 1B, TRACT C, SKI LIFT AREA IN THE S2 SEC 16 T1N R76W	R306077	\$ 80
Filing 2B		
GRANBY RANCH FILING NO 2B, TRACTS B C E G H K L M AND P, OPEN SPACE IN NW4	R306209	\$ 2,340
GRANBY RANCH FILING NO 2B, TRACTS A D AND F, ROADS IN NW4 SEC 16 AND NE4	R306210	\$ 600
Filing 6		
GRANBY RANCH FILING NO. 6, TRACT A, DESC AT REC NO 2005-007220, NE4 SEC 16	R304399	\$ 1,900
GRANBY RANCH FILING NO. 6, TRACT D, DESC AT REC NO 2005-007220, NE4 SEC 16	R304402	\$ 660
GRANBY RANCH FILING NO. 6, TRACT E, .76 AC+/- DESC AT REC NO 2005-007220, N	R304403	\$ 610
GRANBY RANCH FILING NO. 6, PT TRACT H, DESC AT REC NO 2005-007220 LESS PT	R305699	\$ 370
GRANBY RANCH FILING NO. 6, PT TRACT J, DESC AT REC NO 2005-007220 LESS THA	R305700	\$ 3,450
GRANBY RANCH FILING NO. 6, PT TRACT L, DESC AT REC NO 2005-007220 LESS THA	R305701	\$ 630

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The following schedules are classified as vacant land and will be assigned the actual values shown below		
Schedule Description	Schedule Number	Stipulated Actual Value
GRANBY RANCH FILING NO. 6, PT TRACT L, DESC AT REC NO 2005-007220 LESS TH	R305702	\$ 250
Filing 10		
GRANBY RANCH FLG NO 10, TRACTS A B C D E F AND L DESC AS OPEN SPACES PLAT	R306815	\$ 23,830