

July 12, 2017

To Whom It May Concern:

Re: Proposed WOLF II Sanctuary and Educational Center

I am a licensed Real Estate Broker in the State of Colorado. I have been with The Group Real Estate for over 25 years and specialize in mountain properties and acreages. Over the years I have had the privilege of working in the Northern Colorado foothills from Rist Canyon to the Wyoming border.

It has come to my attention that 179.50 acres known as 16278 W. County Road 74E, Livermore, Co 80536 with Schedule Number R0258695 is proposing a Wolf Sanctuary and Educational Center be approved by the County for use at this location.

This property while in the foothills is surrounded by residential subdivisions and grazing areas. The D-Dart Ranch is adjacent to this property as well as many individual residential homes. The area proposed is near the Boy Scout Ranch Road as well.

The perceived noise pollution of the actual animals is a valid concern any buyer would voice. I have had first hand experience with buyer concerns over this issue. I had a vacant land listing in Rist Canyon that was near the prior Wolf Sanctuary. The land was beautiful and priced to sell. The prospective buyers were very reluctant to be near the Wolf Sanctuary because they believed that the wolves would be howling and that they could get loose. The property never did sell. The sanctuary would be open to the public for educational purposes which will increase traffic in the area. This area has always been rural use for grazing and residential homes. Adding this commercial use will dramatically change the overall landscape and perception of the area.

It is my professional opinion that approving the WOLF II Sanctuary and Educational Center would negatively impact the surrounding community and will decrease property values over time. I do not believe this use to be for the greater good of the area.

Sincerely,



Patti Phillips

Broker Associate

Full Partner/

The Group Real Estate

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## Assessor Property Information

### General Information

**Parcel Number: 29090-00-051**      **Schedule Number: R0258695**  
**Tax District: 1920**      **Current Mill Levy: 89.718**  
**Property Tax Year: 2017**

<b>Owner Name &amp; Address</b> WOLF PO BOX 1544 LAPORTE, CO 80535	<b>Property Address</b> 16278 W COUNTY ROAD 74E LIVERMORE 80536-0000
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**Subdivision #:** /090972 - S9 T09 R72

**Neighborhood #:** 42915

**Legal Description:**  
 SW OF NE & NW OF SE 9-9-72 LESS TRIANGULAR TR, PT NW OF SE, LY SWRLY FROM WRLY ROW LN CO RD 74E PER 89056890; ALSO PT OF SE OF NE 8-9-72 & PT OF SW OF NW 9-9-72 LY N OF CO RD; ALSO SE OF NW & PT OF NE OF SW 9-9-72 LY NE CO RD; LESS BEG AT PT IN FENCE MARK

### Sales Information

Click a Sale Date to recorded document details or Reception No. to view the document.

Sale Date	Reception No.	Sale Price	Deed Type
<a href="#">06/28/2016</a>	<a href="#">20160026483</a>	\$510,000	Warranty Deed
<a href="#">04/25/2016</a>	<a href="#">20160028738</a>	\$0	Quit Claim Deed
<a href="#">01/28/2008</a>	<a href="#">20080008056</a>	\$0	Quit Claim Deed
<a href="#">11/05/2007</a>	<a href="#">20070084431</a>	\$0	Quit Claim Deed
<a href="#">04/01/1996</a>	<a href="#">96027283</a>	\$0	Quit Claim Deed
<a href="#">06/01/1994</a>	<a href="#">94048696</a>	\$0	Quit Claim Deed
<a href="#">08/01/1992</a>	<a href="#">92047486</a>	\$0	Personal Representatives Deed

### Value Information

Abstract Code/Description	Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
1177 Res Property Not Integral to Ag Operation	Land	\$25,000	\$1,800	0.50	21,780
1277 Res Property Not Integral to Ag Operation	Improvement	\$102,500	\$7,380	0.00	0
4138 Ag meadow hay VD	Land	\$9,720	\$2,819	179.00	7,797,240
<b>Totals:</b>		<b>\$137,220</b>	<b>\$11,999</b>	<b>179.50</b>	<b>7,819,020</b>

 Estimate My Taxes

**Building Improvements**

View Building ID: [1 503 504](#)

<b>Building ID:</b>	1
<b>Property Type:</b>	Residential
<b>Built As:</b>	Ranch
<b>Occupancy:</b>	Res Not Integral To Ag
<b>Year Built:</b>	1970
<b>Quality:</b>	Fair
<b>Condition:</b>	Average
<b>Exterior:</b>	Frame Siding
<b>Interior:</b>	Drywall
<b>Heat</b>	Floor/Wall Furnace
<b>Roof Type:</b>	Gable
<b>Roof Cover:</b>	Preformed Metal
<b>Foundation:</b>	Concrete
<b>Rooms:</b>	4
<b>Bedrooms:</b>	1
<b>Baths:</b>	1.00
<b>Units:</b>	1.0
<b>Stories:</b>	1.0
<b>Total Sq Ft:</b>	560

**Property Attributes & Descriptions**

Attribute	Attribute Description
Sewer	Septic
Utilities	Electricity
Topography/Shape	Level
Water	Well

**Building Detail Type & Description**

Detail	Description	Units
Fixture	Bathtub Standard	1
Fixture	Sink Bathroom	1
Fixture	Sink Standard	1
Fixture	Toilet	1
Fixture	Water Heater	1
Garage	Attached	240
Porch	Open Slab	40
Porch	Open Slab	120
Porch	Wood Roof	40
Porch	Wood Roof	120