

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN G. AMATO,</p> <p>v.</p> <p>Respondent:</p> <p>ROUTT COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser #1685 Address: 1700 Lincoln Street #2222 Denver, CO 80203</p> <p>Phone Number: Attorney Reg. No.:</p>	<p>Docket Number: 40743</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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: see attached

Category: Valuation **Property Type:** Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

see attached

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

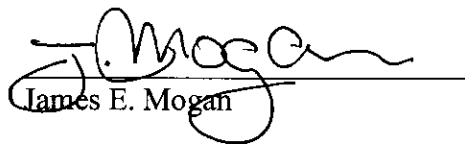
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 20th day of February, 2003.

This decision was put on the record

February 19, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 40743

Multiple County Schedule Numbers: (As Set Forth in Attachment A)

STIPULATION (As to Tax Year 2002 Classification and Actual Value)

JOHN G. AMATO, TRUSTEE,

Petitioner,

vs.

ROUTT COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 classification and actual value of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.


Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as Inn at Thunderhead Condominium Units.
2. The subject properties currently are classified as Commercial.
3. Attachment A reflects the classification and actual value of the subject properties, as assigned by the Assessor for tax year 2002.
4. Attachment A reflects the classification and actual value of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, Petitioner and Respondent agree to the tax year 2002 classification and actual value of the subject properties, as shown on Attachment A.
6. The classification and actual value, as established on Attachment A, shall be binding with respect to only tax year 2002.

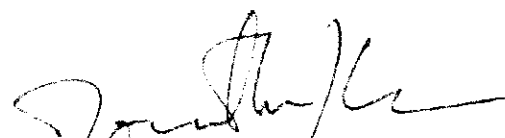
7. The value has been adjusted based upon analysis of property-specific year 2000 income and expense figures. Additionally, unique economic life and risk factors associated with the Inn at Thunderhead were taken into account through a cap rate adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 7, 2003 at 10:30 a.m. be vacated.

DATED this 12th day of February, 2003.



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Board of Equalization
John D. Merrill, Reg. No. 19505
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County Assessor

Amy J. Williams
Routt County Assessor
P.O. Box 773210
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(970) 879-2756

Docket Number 40743

AMATO.STIPULATION.TY2002.DOC (2/11/2003)

**ATTACHMENT A
Docket Number 40743**

Tax Year 2002 Board of Assessment Appeals Stipulation

John G. Amato, Trustee - Routt County

Account #	Unit	Value by Assessor	Classification by Assessor	Value by CBOE	Classification by CBOE	Value by BAA Stipulation	Classification by BAA Stipulation
R0625997	UNIT 1 INN AT THUNDERHEAD CONDO	\$ 98,120	Commercial	\$ 98,120	Commercial	\$ 77,830	Commercial
R0625998	UNIT 2 INN AT THUNDERHEAD CONDO	\$181,100	Commercial	\$181,100	Commercial	\$143,660	Commercial
R0625999	UNIT 8 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251000	UNIT 15 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251001	UNIT 16 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251002	UNIT 18 INN AT THUNDERHEAD CONDO	\$181,100	Commercial	\$181,100	Commercial	\$143,660	Commercial
R6251003	UNIT 19 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251004	UNIT 21 INN AT THUNDERHEAD CONDO	\$ 98,120	Commercial	\$ 98,120	Commercial	\$ 77,830	Commercial
R6251005	UNIT 22 INN AT THUNDERHEAD CONDO	\$181,100	Commercial	\$181,100	Commercial	\$143,660	Commercial
R6251006	UNIT 28 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251007	UNIT 35 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251008	UNIT 36 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251009	UNIT 39 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251010	UNIT 40 INN AT THUNDERHEAD CONDO	\$203,780	Commercial	\$203,780	Commercial	\$161,650	Commercial
R6251011	UNIT 41 INN AT THUNDERHEAD CONDO	\$176,780	Commercial	\$176,780	Commercial	\$140,230	Commercial
R6251012	UNIT 42 INN AT THUNDERHEAD CONDO	\$278,480	Commercial	\$278,480	Commercial	\$220,910	Commercial
R6251013	UNIT 48 INN AT THUNDERHEAD CONDO	\$129,980	Commercial	\$129,980	Commercial	\$103,100	Commercial
R6251014	UNIT 52 INN AT THUNDERHEAD CONDO	\$ 98,120	Commercial	\$ 98,120	Commercial	\$ 77,830	Commercial
R6251015	UNIT 53 INN AT THUNDERHEAD CONDO	\$301,160	Commercial	\$301,160	Commercial	\$238,900	Commercial
R6251016	UNIT 55 INN AT THUNDERHEAD CONDO	\$197,480	Commercial	\$197,480	Commercial	\$156,650	Commercial
R6251017	UNIT 58 INN AT THUNDERHEAD CONDO	\$181,100	Commercial	\$181,100	Commercial	\$143,660	Commercial
R6251018	UNIT 60 INN AT THUNDERHEAD CONDO	\$203,780	Commercial	\$203,780	Commercial	\$161,650	Commercial
R6251019	UNIT 66 INN AT THUNDERHEAD CONDO	\$197,480	Commercial	\$197,480	Commercial	\$156,650	Commercial
R6251020	UNIT 70 INN AT THUNDERHEAD CONDO	\$164,720	Commercial	\$164,720	Commercial	\$130,660	Commercial
R6251021	UNIT 71 INN AT THUNDERHEAD CONDO	\$197,480	Commercial	\$197,480	Commercial	\$156,650	Commercial
R6251022	UNIT 73 INN AT THUNDERHEAD CONDO	\$278,480	Commercial	\$278,480	Commercial	\$220,910	Commercial
R6251023	UNIT 74 INN AT THUNDERHEAD CONDO	\$197,480	Commercial	\$197,480	Commercial	\$156,650	Commercial
R6251024	UNIT 75 INN AT THUNDERHEAD CONDO	\$301,160	Commercial	\$301,160	Commercial	\$238,900	Commercial
		\$4,886,840		\$4,886,840		\$3,876,440	

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<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Address: 1700 Lincoln Street #2222 Denver, CO 80203 Phone Number: 303-866-9400 Attorney Registration No.: 1685</p>	<p>Docket Number: 40743</p>
<p>AMENDMENT TO ORDER (On Stipulation)</p>	

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2003 Order in the above-captioned appeal to reflect that the Routt County Assessor is directed to change his/her records accordingly.

In all other respects, the February 19, 2003 Order shall remain in full force and effect.

DATED/MAILED this 26th day of February 2003.

This amendment was put on the record

February 25, 2003

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

James E. Mogan
James E. Mogan

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
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Debra A. Baumbach
Debra A. Baumbach

