

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50442
Petitioner: MAIN STREET STATION SHOPPING CENTER BREC, v. Respondent: SUMMIT COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 6509961+23

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$10,200,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 5th day of March 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 4, 2009

Karen E Hart

Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **50442**

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

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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STIPULATION (As to Tax Year 2008 Actual Value)

Main Street Shopping Center Breckenridge Colorado LP,
Petitioner,
vs.
Summit County Board of Equalization,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuation 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 set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as commercial property.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2008.
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 2008 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 2008.

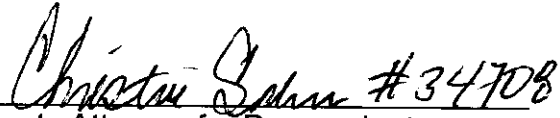
7. Brief narrative as to why the reduction was made: A re-examination of the subject's vacancy, income, and expenses was completed.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 11, 2009 at 8:30 AM be ~~before the Board of Assessment Appeals.~~
Cancelled.

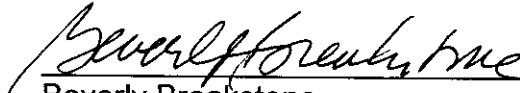
DATED this 23rd day of February, 2009.



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Summit County Assessor
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Docket Number: **50442**

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 50442

Schedule Number	Land Value	Improvement Value	Total Actual Value
6509961	\$ 0	\$1,101,492	\$1,101,492
6509963	\$ 0	\$711,575	\$711,575
6509964	\$ 0	\$265,915	\$265,915
6509965	\$ 0	\$281,347	\$281,347
6509966	\$ 0	\$323,490	\$323,490
6509967	\$ 0	\$470,693	\$470,693
6509968	\$ 0	\$510,723	\$510,723
6509969	\$ 0	\$567,688	\$567,688
6509970	\$ 0	\$1,262,031	\$1,262,031
6509962	\$ 0	\$147,172	\$147,172
6509971	\$ 0	\$573,699	\$573,699
6509972	\$ 0	\$507,197	\$507,197
6509973	\$ 0	\$293,515	\$293,515
6509974	\$ 0	\$516,100	\$516,100
6509975	\$ 0	\$501,855	\$501,855
6509976	\$ 0	\$433,299	\$433,299
6509977	\$ 0	\$7,857	\$7,857
6509978	\$ 0	\$848,278	\$848,278
6509979	\$ 0	\$146,906	\$146,906
6509980	\$ 0	\$210,120	\$210,120
6509981	\$ 0	\$252,857	\$252,857
6509982	\$ 0	\$351,388	\$351,388
6509983	\$ 0	\$355,542	\$355,542
6509984	\$ 0	\$237,721	\$237,721
TOTAL	\$ 0	\$10,878,460	\$10,878,460

ATTACHMENT B

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

Docket Number 50442

Schedule Number	Land Value	Improvement Value	Total Actual Value
6509961	\$ 0	\$754,103	\$754,103
6509963	\$ 0	\$638,231	\$638,231
6509964	\$ 0	\$308,244	\$308,244
6509965	\$ 0	\$272,410	\$272,410
6509966	\$ 0	\$318,436	\$318,436
6509967	\$ 0	\$511,180	\$511,180
6509968	\$ 0	\$405,949	\$405,949
6509969	\$ 0	\$460,333	\$460,333
6509970	\$ 0	\$844,872	\$844,872
6509962	\$ 0	\$174,667	\$174,667
6509971	\$ 0	\$568,436	\$568,436
6509972	\$ 0	\$496,026	\$496,026
6509973	\$ 0	\$384,192	\$384,192
6509974	\$ 0	\$492,628	\$492,628
6509975	\$ 0	\$478,462	\$478,462
6509976	\$ 0	\$413,590	\$413,590
6509977	\$ 0	\$65,641	\$65,641
6509978	\$ 0	\$1,217,333	\$1,217,333
6509979	\$ 0	\$183,256	\$183,256
6509980	\$ 0	\$243,038	\$243,038
6509981	\$ 0	\$251,256	\$251,256
6509982	\$ 0	\$369,141	\$369,141
6509983	\$ 0	\$343,500	\$343,500
6509984	\$ 0	\$304,603	\$304,603
TOTAL	\$ 0	\$10,499,527.00	\$10,499,527

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 50442

Schedule Number	Land Value	Improvement Value	Total Actual Value
6509961	\$ 0	\$747,040	\$747,040
6509963	\$ 0	\$633,766	\$633,766
6509964	\$ 0	\$305,098	\$305,098
6509965	\$ 0	\$269,630	\$269,630
6509966	\$ 0	\$315,186	\$315,186
6509967	\$ 0	\$506,142	\$506,142
6509968	\$ 0	\$402,843	\$402,843
6509969	\$ 0	\$456,811	\$456,811
6509970	\$ 0	\$836,960	\$836,960
6509962	\$ 0	\$173,035	\$173,035
6509971	\$ 0	\$561,550	\$561,550
6509972	\$ 0	\$490,822	\$490,822
6509973	\$ 0	\$381,252	\$381,252
6509974	\$ 0	\$487,459	\$487,459
6509975	\$ 0	\$473,442	\$473,442
6509976	\$ 0	\$409,250	\$409,250
6509977	\$ 0	\$65,592	\$65,592
6509978	\$ 0	\$1,004,617	\$1,004,617
6509979	\$ 0	\$181,734	\$181,734
6509980	\$ 0	\$241,237	\$241,237
6509981	\$ 0	\$249,169	\$249,169
6509982	\$ 0	\$365,375	\$365,375
6509983	\$ 0	\$339,995	\$339,995
6509984	\$ 0	\$301,725	\$301,725
TOTAL	\$ 0	\$10,200,000	\$10,200,000