

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52733
Petitioner: TWO BEARS LLC, v. Respondent: SAN MIGUEL 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.: R1080040026

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$621,630
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 11th day of May 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

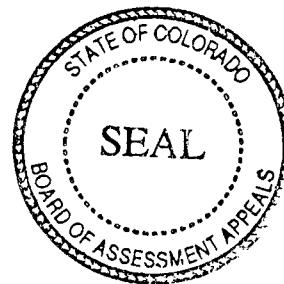
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 52733
Single County Schedule Number: R1080040026

STIPULATION (As to Abatement/Refund for Tax Year 2009)

Two Bears LLC

Petitioner,

vs.

San Miquel COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 property subject to this stipulation is described as:
Unit 112AB Bear Creek Lodge at Mountain Village.

2. The subject property is classified as Residential (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$	<u>0.00</u>
Improvements	\$	<u>636,630.00</u>
Total	\$	<u>636,630.00</u>

4. After a timely appeal to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Land	\$	<u>0.00</u>
Improvements	\$	<u>636,630.00</u>
Total	\$	<u>636,630.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2009 actual value for the subject property:

Land	\$	<u>0</u>	.00
Improvements	\$	<u>621,630</u>	.00
Total	\$	<u>621,630</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made:
The county reluctantly reduced the value by \$15,000 based on the taxpayers argument that personal property was included in December 2006 sale and that its value had been carried over to the assessor's value of \$636,630. The taxpayer agreed to withdraw the appeal to the BAA in return.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 21, 2010 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 4th day of May, 2010.

Todd Sakowicz *Member 2 Bears LLC*
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Commissioners

Address:
Two Bears LLC
Todd E. Sakowicz
16002 S. 38th ST.
Phoenix, AZ 85048
Telephone: 602 625-4700

Address:
San Miquel County Commission
P.O. Box 1170
Telluride, CO 81435
Telephone: 970 728-3844

[Signature]
County Assessor

Address:
Peggy Kanter, Assessor
P.O. Box 506
Telluride, CO 81435
Telephone: 970 728-3174

Docket Number 52733