

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56295
Petitioner: CNL INCOME CRESTED BUTTE LLC, v. Respondent: GUNNISON 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.: R004849

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$2,047,590

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 5th day of April 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

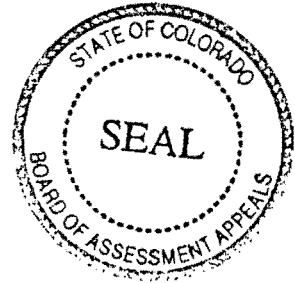
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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Docket Number: 56295
Single County Schedule Number: R004849

STIPULATION (As to Tax Year 2010 Actual Value)

CNL INCOME CRESTED BUTTE LLC

Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:
11.787 +- AC SW4SW4 SEC 13 13S86W LYING EAST OF GOTHIC RD

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2010:

Land	\$	3,360,000	.00
Improvements	\$.00
Total	\$	3,360,000	.00

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

Land	\$	3,360,000	.00
Improvements	\$.00
Total	\$	3,360,000	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$	<u>2,047,590</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>2,047,590</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:
RESPONDENT WENT TO THE INCOME APPROACH.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on NOT AVAILABLE (date) at (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 28 day of March, 2011.

Petitioner(s) or Agent or Attorney

Address:
CRESTED BUTTE LLC
C/O MARVIN F. POER & COMPANY
1099 18TH STREET, STE 2600
DENVER, CO 80202
Telephone: 303-297-2600

Thomas Dill
County Attorney for Respondent,
Board of Equalization

Address:
GUNNISON COUNTY ATTORNEYS OF
ATTN TOM DILL
200 E. VIRGINIA AVE, STE 262
GUNNISON, CO 81230
Telephone: 970-641-5300

Kristy McFarland
County Assessor

Address:
KRISTY MCFARLAND, ASSESSOR
221 N. WISCONSIN, STE A
GUNNISON, CO 81230
Telephone: 970-641-1085

Docket Number 56295

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 actual value for the subject property:


Land	\$	<u>2,047,590.00</u>
Improvements	\$	<u> .00</u>
Total	\$	<u>2,047,590.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:
RESPONDENT WENT TO THE INCOME APPROACH.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on NOT AVAILABLE (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this _____ day of _____.

 #1685
1099 18th St #2600
Denver, CO 80202

Petitioner(s) or Agent or Attorney
CRESTED BUTTE LLC
C/O MARVIN F. POER & COMPANY
1099 18TH STREET, STE 2600
DENVER, CO 80202
Telephone: 303-297-2600

County Attorney for Respondent,
Board of Equalization
Address:
GUNNISON COUNTY ATTORNEYS OF
ATTN TOM DILL
200 E. VIRGINIA AVE, STE 262
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Telephone: 970-641-5300

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KRISTY MCFARLAND, ASSESSOR
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