

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56413</b>
Petitioner: <b>CNL INCOME CRESTED BUTTE LLC,</b>  v. Respondent: <b>GUNNISON COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R044447**

**Category: Valuation      Property Type: Residential**
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:            \$125,000**

(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

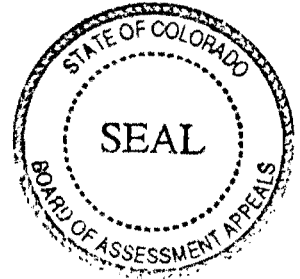
*Debra A. Baumbach*

Debra A. Baumbach

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

*CM*

Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
COUNTY OF GUNNISON

Docket Number: 56413  
Single County Schedule Number: R044447

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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:

UNIT C001 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089

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	\$	160,000	.00
Improvements	\$		.00
Total	\$	160,000	.00

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

Land	\$	160,000	.00
Improvements	\$		.00
Total	\$	160,000	.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>125,000</u>	.00
Improvements	\$	<u>                    </u>	.00
Total	\$	<u>125,000</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 MADE ADDITIONAL ADJUSTMENTS TO THE COMPARABLE SALES TO TAKE INTO CONSIDERATION SUBJECT IS ONLY A LOADING DOCK.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Thomas Dill  
County Attorney for Respondent,  
Board of Equalization

Address:  
CRESTED BUTTE LLC  
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1099 18TH STREET, STE 2600  
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Telephone: 303-297-2600

Address:  
GUNNISON COUNTY ATTORNEYS OFFICE  
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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 56413

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>125,000</u>	.00
Improvements	\$	<u>                    </u>	.00
Total	\$	<u>125,000</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 MADE ADDITIONAL ADJUSTMENTS TO THE COMPARABLE SALES TO TAKE INTO CONSIDERATION SUBJECT IS ONLY A LOADING DOCK.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  
Petitioner(s) or Agent or Attorney  
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