

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57982</b>
Petitioner: <b>CARR MANOR, LLC,</b>  v. Respondent: <b>TELLER 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.: R0054954**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$219,335**

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

**ORDER:**

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 27th day of December 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

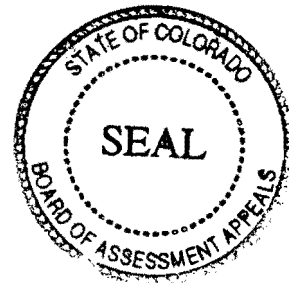
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2011 OCT 27 10:55

Docket Number: 57982

Single County Schedule Number: R0054954 Parcel No. 4005.134390020

STIPULATION (As to Tax Year 2011 Actual Value)

CARR MANOR LLC

Petitioner,

vs.

TELLER COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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:  
Storage garage on Parking Secondary Cripple Creek land with  
asphalt paved parking lot. The legal description is  
L2R CARR MANOR SUBDIVISION 1

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011:

Land	\$	419,498.00
Improvements	\$	158,880.00
Total	\$	<u>578,378.00</u>

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

Land	\$	<u>204,665.00</u>
Improvements	\$	<u>119,335.00</u>
Total	\$	<u>324,000.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$	<u>100,000.00</u>
Improvements	\$	<u>119,335.00</u>
Total	\$	<u>219,335.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2011.

7. Brief narrative as to why the reduction was made:  
On July 14, 2005 within the base period, the petitioner purchased .48 acres for \$95,000. A plat was recorded to create Carr Manor subdivision. The land is now .505 acres and used in conjunction with the Carr Manor Hotel on the adjacent parcel. The excess parking spaces provide little contributory value to the subject warranting a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 10, 2012 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 20 day of December, 2011

[Signature]  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
Carr Manor LLC  
P O BOX 189  
Cripple Creek, Co 80813

Telephone: 719-689-3709

Address:  
Teller County Commissioners  
P O Box 959  
112 N. A St.  
Cripple Creek, CO 80813

Telephone: 719-689-2988

[Signature]  
County Assessor

Address:  
Betty Clark-Wine  
PO Box 1008 101 W Bennett Ave  
Cripple Creek, CO 80813  
Telephone: 719-689-2941

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