

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58939
Petitioner: ONE SKI HILL PLACE LLC, 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.: 6514506+2
 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: \$0
 (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 Summit County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 26th day of January 2012.

BOARD OF ASSESSMENT APPEALS

Debra M DeVries

Diane M. DeVries

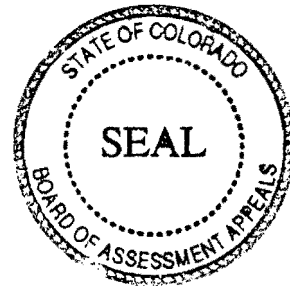
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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BOARD OF ASSESSMENT APPEALS
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Docket Number: 58939

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

STIPULATION (As to Tax Year 2011 Actual Value)

One Ski Hill Place, LLC,

Petitioner,

vs.

SUMMIT COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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:

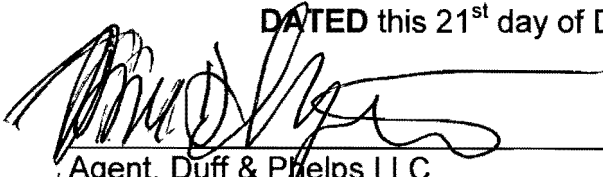
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties were classified as commercial property.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.
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 and Respondent agree to the tax year 2011 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 2011.

7. Brief narrative as to why the reduction was made:


At the time of the 2011 Assessor valuation and Board of Equalization appeals, the subject properties were classified and valued as taxable commercial real property. The condominium declaration for One Ski Hill place stated that the Amenity Units shall be treated as commercial units with restrictions on their use. An exclusive easement for all of the Amenity Units was then granted to the Breckenridge Mountain Master Association for the management, maintenance, and repair of these units. This project is also subject to the Breckenridge Mountain Master Association Declaration, which describes common property, among others, as that for which the association has an easement. The subject property units meet the master association description of common property. The fact that the subject units are called commercial in their condominium declaration does not prevent them from being common element per the Common Interest Ownership Act. Therefore, the amenity units should not be separately assessed.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 8, 2012 at 8:30 AM be vacated before the Board of Assessment Appeals.

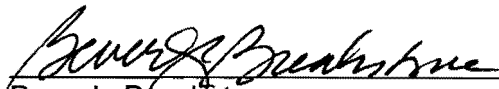
DATED this 21st day of December, 2011



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Docket Number: 58939

