

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62274
Petitioner: SUNMAN HOSPITALITY, LLC, v. Respondent: KIT CARSON 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.: 46000011
 Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2013 actual value of the subject property.

3. The parties agreed that the 2013 actual value of the subject property should be reduced to:
 Total Value: \$3,200,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 23rd day of December 2013.

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



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2013 DEC 20 PM 4:05

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 62274
Single County Schedule Number: 46000011

STIPULATION (As to Tax Year 2013 Actual Value)

Sunman Hospitality, LLC

Petitioner,

vs.

Kit Carson COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:
Best Western Hotel in Burlington Colorado

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 2013:

Land	\$	261,360.00
Improvements	\$	3,757,091.00
Total	\$	<u>4,018,451.00</u>

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

Land	\$	261,360.00
Improvements	\$	3,575,393.00
Total	\$	<u>3,836,753.00</u>

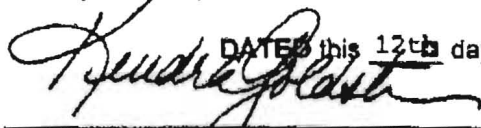
5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land	\$	<u>261,360.00</u>
Improvements	\$	<u>2,938,640.00</u>
Total	\$	<u>3,200,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

7. Brief narrative as to why the reduction was made:
A review on income and expense information submitted by the agent of the petitioner was considered by the Assessor's appraiser. The stipulated value falls within a range of reasonable value for the subject when using the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 2/19/2014 (date) at NA (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.


Kendra L. Goldstein

Petitioner(s) or Agent or Attorney

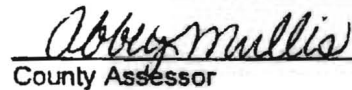
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DATE this 12th day of December, 2013


Wade H. Selt

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Board of Equalization

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Abbey Mullis

County Assessor

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