BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

TSG ASSET HOLDINGS LLC -

٧.

Respondent:

SAN MIGUEL 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:

Subject property is described as follows: 1.

County Schedule No.:

R1080007100+4

Category: Valuation

Property Type: Vacant Land

Docket Number: 66814

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value:

\$7,400,000

(Reference Attached Stipulation)

The Board concurs with the Stipulation. 4.

ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 13th day of May 2016.

BOARD OF ASSESSMENT APPEALS

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

Gordana Katardzic

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Multiple County Schedule Numbers: (As Set Forth in the Attached)
STIPULATION (As to Abatement/Refund forTax Year2015)
TSG ASSETS HOLDING LLC A DE LLC
Petitioner
vs.
San Miguel COUNTY BOARD OF COMMISSIONERS,
Respondent.
Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
The subject properties are classified as Vacant Land (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year2015
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 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 year2015

7. Brief narrative as to why the reduction wa	s made:			
After reviewing the sales for the				
determined that the subject prope	ertie were erroniously valued			
The subject properties were weigh	nted to closely to sales that			
had a smaller developement right	unit count.			
had a smaller developement right				
This produced a higher price per	unit value for subject			
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 24,2016 (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 3 day of	May , 2016 .			
Petitioner(s) or Agent of Attorney	County Attorney for Respondent, Board of Commissioners			
Address:	Address:			
Marvin Poer / Joe Monzon	San Miquel County			
C/O Brian Magoon, RWO	P.O. Box 1170			
1099 18th ST, Suite 2600	Telluride Co.			
Denver, Co. 80202	81435			
Telephone:	Telephone: 970-728-3879			
	County Assessor			
	Address: San Miquel County Assessor			
	333 W. Colorado Ave 2nd Flr.			
	Telluride Co. 81435			
	Telephone: 970-728-3174			
Docket Number 66814				

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 66814

Schedule Number	Land Value	Improvement Value	Total Actual Value
R1080007100	\$ 1,620,000.00	\$.00	\$ 1,620,000.00
R1080943311	\$ 2,700,000.00	\$.00	\$ 2,700,000.00
R1080006700	\$ 2,520,000.00	\$.00	\$ 2,520,000.00
R1080089901	\$ 2,160,000.00	\$.00	\$ 2,160,000. <u>00</u>
R1080008070	\$ 475,000 <u>00</u>	\$.00	\$ 475,000.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
<u> </u>	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0,00
	\$.00	\$.00	\$ 0.00
	\$,00	.00	\$ 0,00
	\$	\$.00	\$ 0.00
	\$,00	\$.00	\$ 0,00
	\$.00	\$.00	\$ 0.00
	\$.00	\$	\$ 0.00
TOTAL:	\$ 9,475,000 <u>.00</u>	\$ 000	\$ 9,475,000.00

ATTACHMENT B

Actual Values as assigned by the County Board of Commissioners after a timely appeal

Docket Number 66814

Schedule Number	Land Value	Improvement Value	Total Actual Value
R1080007100	\$ 1,620,000.00	\$.00	\$ 1,620,000.00
R1080943311	\$ 2,700,000.00	\$.00	\$ 2,700,000.00
R1080006700	\$ 2,520,000.00	\$.00	\$ 2,520,000.00
R1080089901	\$ 2,160,000.00	\$.00	\$ 2,160,000.00
R1080008070	\$ 475,000.00	\$.00	\$ 475,000.00
	\$.00	\$00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$,00	\$.00	\$ 0.00
	\$.00	\$.00	\$0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$00	\$.00	\$ 0.00
VV.	\$.00	\$.00	\$ 0.00
	\$.00	\$,00	\$ 0.00
	\$,00	\$.00	\$ 0.00
	\$,00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	.00	\$.00	\$ 0.00
TOTAL:	\$ 9,475,000.00	\$ 0.00	\$ 9,475,000,00

ATTACHMENT C Actual Values as agreed to by all Parties

Docket Number 66814

Schedule Number	Land Value_	Improvement Value	Total Actual Value
R1080007100	\$ 1,260,000.00	\$.00	\$ 1.260.000.00
R1080943311	\$ 2,100,000.00	\$.00	\$ 2,100,000.00
R1080006700	\$ 1,960,000.00	\$	\$ 1,960,000.00
R1080089901	\$ 1,680,000.00	\$.00	\$ 1.680.000.00
R1080008070	\$ 400,000.00	\$.00	\$ 400,000.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0,00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0,00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0,00
	\$.00	\$ 0.00	\$ 0.00
	\$	\$ 0.00	\$ 0.00
	\$	\$ 0.00	\$ 0.00
	\$.00	\$ 0,00	\$ 0,00
	\$.00	\$ 0.00	\$ 0.00
	\$	\$ 0.00	\$ 0.00
	\$.00	\$ 0.00	\$ 0.00
	\$.00	\$ 0.00	\$ 0.00
TOTAL:	\$ 7,400,000.00	\$ 0.00	\$ 7.400.000.00