

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75684
Petitioner: BLUE RIVER REAL ESTATE COMPANY LLC v. Respondent: SUMMIT COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: 6511273
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$1,602,048
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 31st day of October 2019.

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

Yesenia Araujo

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 75684
Summit County Schedule Number(s): 6511273

STIPULATION (As to Tax Year 2019 Actual Value)

Blue River Real Estate Company LLC
Petitioner(s),

vs.
SUMMIT COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

Lot 1, Acorn Subdivision

2. The subject property is classified as **Vacant Commercial Land**.

3. The County Assessor originally assigned the following actual value to schedule 6511273 for tax year 2019:

Land	\$ 1,912,190
------	--------------

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued schedule 6511273 for tax year 2019 as follows:

Land	\$ 1,912,190
------	--------------

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
2019 OCT 31 AM 11:18

5. After further review and negotiation, Petitioners and County Board of Equalization agree to the following tax year 2019 tax value for schedule 6511273:

Land \$ 1,602,048

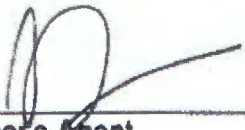
6. The valuation, as established above, shall be binding only with respect to tax year 2019.

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

The Assessor reviewed and selected different comparable sales used to estimate the value of the subject property and adjusted the value to the median value of the adjusted comparable sales

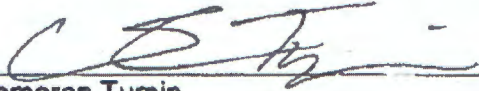
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 8, 2020 be vacated.

DATED this 23rd day of October, 2019



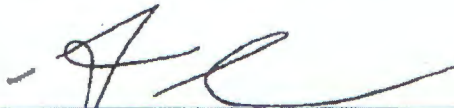
Petitioner's Agent
Ian James
Duff & Phelps, LLC
1200 17th Street
Denver, CO 80202

Telephone: (303)-749-9019



Cameron Turpin
Assistant County Attorney for Respondent
Summit County Board of Equalization
P O Box 68
Breckenridge, CO 80424

Telephone: (970)-453-2561



Frank Celico
Summit County Assessor
P O Box 276
Breckenridge, CO 80424
Telephone: 970-453-3480

Docket Number: 75684