

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77154
Petitioner: BOXER F2 LP v. Respondent: GUNNISON 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.: R044698+279
Category: Valuation/Protest Appeal Property Type: Commercial
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: \$16,000,000
(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 Gunnison County Assessor is directed to change his/her records accordingly.

DATED this 29th day of October 2020.

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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 77154
County Schedule Number(s): R044698+279

STIPULATION (As to Tax Year 2019 Actual Value)

BOXER F2 LP

Petitioner,

vs.

GUNNISON 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 properties subject to this Stipulation are described as:

See Appendix A and Appendix B attached hereto and part hereof.

2. The subject properties as listed in Appendix A are classified as Commercial use.
3. The subject property as listed in Appendix B is classified as a Residential use.
4. The term "subject property" herein shall refer to all of the properties as listed in Appendices A and B.
5. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Residential	\$ 593,500.00
Commercial	<u>\$18,608,370.00</u>
Total	\$19,201,870.00

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

Residential	\$ 453,850.00
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Commercial	\$16,245,400.00
Total	\$16,699,250.00

7. After further review and negotiation, Petitioner(s) and the Gunnison County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Residential	\$ 453,850.00
Commercial	\$15,546,150.00
Total	\$16,000,000.00

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

Based upon re-analysis of the cost, income and market approaches to value for the Subject Property, the Gunnison County Assessor's Office has concluded that the total valuation of the Subject Property should be \$16,000,000.00.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 20th, 2020 at 8:30 am (rolling docket) be vacated and this matter dismissed.

10. The foregoing stipulation shall not be deemed an admission or concession as to the contentions or positions of either party, nor be deemed to be binding or have any preclusive effect with regard to any tax year other than 2019, or with regard to any property other than the property at issue in this matter, and then only as to the valuation of that property for *ad valorem* property tax purposes.

Ethan Horn 9/21/2020
 11
 Date
 Ethan Horn
 Ryan, LLC
 Petitioner(s) or Agent or Attorney

David Baumgarten 9/1/20
 Date
 David Baumgarten
 Gunnison County Attorney
 Gunnison County Board of Equalization,
 Respondent

Address:
1999 Broadway, Suite 4100
Denver, Colorado 80202
Telephone: (303) 297-1260

Address:
200 East Virginia Avenue
Gunnison, Colorado 81230
Telephone: (970) 641-5300

Kristy McFarland 9/22/2020
 11
 Date
 Kristy McFarland
 Gunnison County Assessor

Address:
221 North Wisconsin Street, Suite A
Gunnison, Colorado 81230
Telephone: (970) 641-1085

Docket Number: 77154

CERTIFICATE OF SERVICE

I hereby certify that on this 22nd day of September, 2020, I caused to be served via First Class Mail, postage pre-paid, hand-delivered, electronic mail, or by facsimile a true and correct copy of the **STIPULATION (As to Tax Year 2019 Actual Value)** addressed as follows:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, Colorado 80203
E-mail: dola_baa@state.co.us

Ryan, LLC
Ethan Horn
1999 Broadway, Suite 4100
Denver, Colorado 80202
E-mail: Ethan.Horn@ryan.com



Errol B. Davis