

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77256
Petitioner: STEVEN A. WEYEL 2011 MANAGEMENT TRUST 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.: R042414
Category: Valuation/Protest Appeal Property Type: Residential
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: \$5,665,000
(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 12th day of August 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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 77256
Single County Schedule Number: R042414

STIPULATION (As to Tax Year 2019 Actual Value)

STEVEN A. WEYEL 2011 MANAGEMENT TRUST,
Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 classification and valuation of the subject property, 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 property subject to this Stipulation is described as:

RANCH 1 THE SMITH HILL RANCHES #605848

2. The subject property is currently classified and valued as Residential.
3. The County Assessor originally assigned the following classification and actual value to the subject property for tax year 2019:

Residential	<u>\$ 6,830,090.00</u>
Total	<u>\$ 6,830,090.00</u>

4. Upon recommendation from the County Assessor, the Board of Equalization classified and valued the subject property as follows:

Residential	<u>\$ 7,026,160.00</u>
Total	<u>\$ 7,026,160.00</u>

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2019 classification and actual value for the subject property:

Residential	<u>\$ 5,665,000.00</u>
Total	<u>\$ 5,665,000.00</u>

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

7. Brief narrative as to why the change in valuation is proposed:

The subject property is of both excellent quality and unusually large size. Analysis of the most comparable sales, both from Gunnison County and similar Colorado resort communities, indicates that the reduction in value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 17, 2020 at 8:30 am (rolling docket) be vacated and that this matter be dismissed.

9. The foregoing stipulation shall not be deemed an admission or concession as to the contentions or positions of either party, nor be deemed to 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 classification of that property for *ad valorem* property tax purposes.

DATED this 18 day of June, 2020.



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