

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79240
Petitioner: ALPINE LUMBER COMPANY v. Respondent: GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R002078
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$1,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 27th 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: 79240
Single County Schedule Number: R002078

STIPULATION (As to Tax Year 2018 Actual Value)

Petitioner:

Alpine Lumber Company

Tax Year: 2018

v.

Respondent:

GUNNISON BOARD OF COUNTY COMMISSIONERS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:

Lots 14-24 & Adjacent East/West Alley in Block 146 West Gunnison

2. The subject property is classified as Commercial use.
3. The County Assessor assigned the following actual value to the subject property for tax year 2018:

Commercial Land	\$167,380
Commercial Improvements	\$1,071,010
Total	\$1,238,390

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

Commercial Land	\$167,380
Commercial Improvements	\$1,071,010
Total	\$1,238,390

5. After further review and negotiation, Petitioner(s) and the County Board of Commissioners agree to the following tax year 2018 actual value for the subject property:

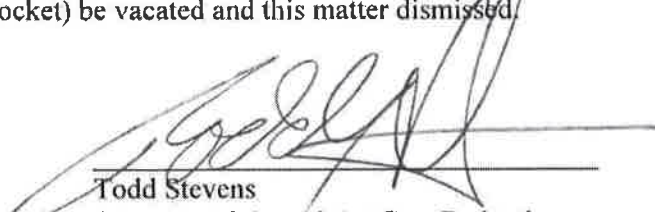
Commercial Land	\$167,380
Commercial Improvements	\$832,620
Total	\$1,000,000

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


A more detailed analysis of cost, income and market approaches to value for the Subject Property, indicated that a lower valuation was supported.

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

Date: August 25, 2020


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Date: 8/26/20


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Date: 26 August 2020



Kristy McFarland
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Respondent