

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CB LODGING LLC,**

v.

Respondent:

**GUNNISON COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Howard M. Licht  
Licht & Company, Inc.  
Address: 9101 E. Kenyon Ave., Ste. 3900  
Denver, CO 80237  
Phone Number: 303.575.9306

**Docket Number: 43611**

**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:**

1. Subject property is described as follows:

**County Schedule No.: R005470**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$2,377,930.00
Improvements:	<u>\$5,122,070.00</u>
Total:	\$7,500,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 12<sup>th</sup> day of March, 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

March 10, 2005

*Karen E Hart*

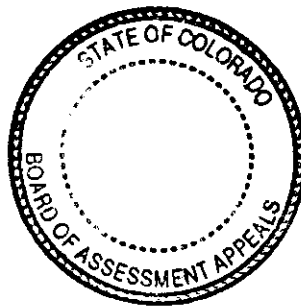
Karen E. Hart

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

*Keela K. Steele*  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 43611

Single County Schedule Number: R005470

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STIPULATION (As to Tax Year 2004 Actual Value)

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CB LODGING LLC,

Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:  
LODGE SITE 6 (3.75A) 13S86W #539128

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2. The subject property is classified as COMMERCIAL REAL (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2004:

Land	\$	7,350,750	.00
Improvements	\$	11,601,510	.00
Total	\$	<u>18,952,260</u>	.00

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

Land	\$	2,377,930	.00
Improvements	\$	10,622,070	.00
Total	\$	<u>13,000,000</u>	.00

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$	<u>2,377,930.00</u>
Improvements	\$	<u>5,122,070.00</u>
Total	\$	<u>7,500,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2004.

7. Brief narrative as to why the reduction was made:  
ADDITIONAL TYPICAL INCOME INFORMATION WAS OBTAINED

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 03/24/2005 (date) at \_\_\_\_\_ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 3rd day of March, 2005.

NM Patt, Agent  
Petitioner(s) or Agent or Attorney  
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