

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47898</b>
Petitioner: <b>BRECKENRIDGE FIRSTBANK NA,</b>  v.  Respondent: <b>SUMMIT COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 304685**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,711,773**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 12th day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 8, 2008

*Karen E Hart*

Karen E. Hart

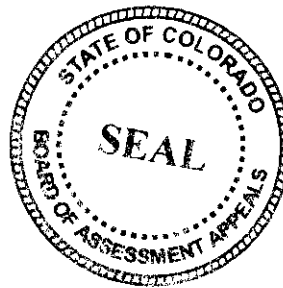
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 47898  
Single County Schedule Number: 304685

**STIPULATION (As to Tax Year 2007 Actual Value)**

**Breckenridge FirstBank NA,**  
Petitioner,  
vs.  
**SUMMIT COUNTY BOARD OF EQUALIZATION,**  
Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:  
Tracts A, B, C Sawmill Station Square
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

Land	\$ 806,477.00
Improvements	<u>\$ 1,524,190.00</u>
Total	\$ 2,330,667.00

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

Land	\$ 806,477.00
Improvements	<u>\$ 1,524,190.00</u>
Total	\$ 2,330,667.00

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SUMMIT ASSESSOR

NO. 642 P. 3

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:


Land	\$ 806,477.00
Improvements	\$ 905,296.00
Total	\$ 1,711,773.00


6. The valuation, as established above, shall be binding only with respect to tax year 2007.

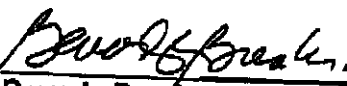
7. Brief narrative as to why the reduction was made:  
Net operating incomes for bank/office space in the Breckenridge area were analyzed and reduced downward to use in the income approach to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 2, 2008 at 8:30 AM be vacated.

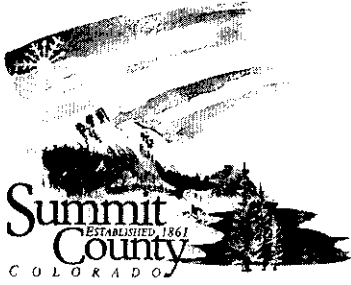
DATED May 5, 2008.

  
 Petitioner(s) or Agent or Attorney  
 Jeffrey M. Monroe  
 Tax Profile Services, Inc.  
 1380 S. Sante Fe Drive, Suite 200  
 Denver, CO 80223  
 303-477-4504

  
 County Attorney for Respondent,  
 Christine Salamon  
 Summit County Board of Equalization  
 P O Box 88  
 Breckenridge, CO 80424  
 970-453-2561

  
 Beverly Breakstone  
 Summit County Assessor  
 P O Box 276  
 Breckenridge, CO 80424  
 970-453-3480

Docket Number: 47898



**OFFICE OF THE COUNTY ASSESSOR  
BEVERLY BREAKSTONE**

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May 7, 2008

State Board of Assessment Appeals  
1313 Sherman Street, Room 315  
Denver, Colorado 80203  
ATTN: Toni Rigiroszi

RE: Executed Stipulation

Dear Ms. Rigiroszi:

I have enclosed an executed stipulation agreement for docket 47898, a valuation appeal for tax year 2007.

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of this document was faxed to Mr. Jeffrey M. Monroe, c/o Tax Profile Services located at 1380 S Santa Fe Drive, Suite 200, Denver, Colorado 80223 on the date referenced above,

Sincerely,

Mary Rovira  
Chief Appraiser

STATE BOARD OF ASSESSMENT APPEALS  
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