

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

Docket Number: 48813

Petitioner:

**CNL INCOME COPPER LP.,**

v.

Respondent:

**SUMMIT COUNTY BOARD OF COMMISSIONERS**

**ORDER ON STIPULATION**

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: See Attached Stipulation**

**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:            \$9,622,976**  
(Reference Attached Stipulation)

**The remaining schedules on this docket, have no value change and are hereby withdrawn.**

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.

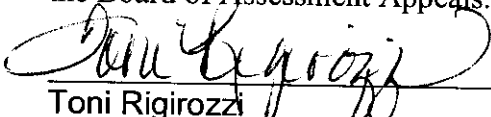
**DATED AND MAILED** this 16th day of April 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 14, 2008

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

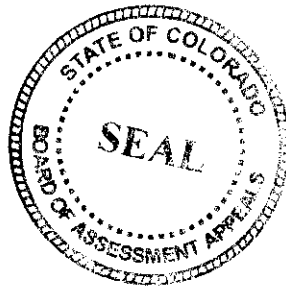
  
Toni Rigozzi



Karen E. Hart



Debra A. Baumbach



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SUMMIT COUNTY ASSETS  
**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 48813

Multiple County Schedule Numbers: (As Set Forth in the Attached)

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STIPULATION (As to Tax Year 2007 Actual Value)

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**CNL Income Copper LP,**  
Petitioner,  
vs.  
**SUMMIT COUNTY BOARD OF EQUALIZATION,**  
Respondent.

STATE OF COLORADO  
OFFICE OF THE CLERK  
2008 APR 14 AM 7:35

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuation of the subject properties, 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 set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as commercial.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2007.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2007 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2007.

7. Brief narrative as to why the reduction was made: The income and expense data for the subject properties was provided by the owner's agent. This data together with other information from the area was analyzed to calculate an estimate of value using the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 5, 2008 at 8:30 AM be vacated.

DATED April 1, 2008.



Petitioner(s) or Agent or Attorney  
Bruce Cartwright  
Duff & Phelps  
950 17th St, Suite 2000  
Denver, CO 80202  
Telephone: 303-749-9025



County Attorney for Respondent,  
Christine Salamon  
Summit County Board of Equalization  
P O Box 68  
Breckenridge, CO 80424  
Telephone: 970-453-2561



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

Docket Number: 48813

**ATTACHMENT A**  
**Actual Values as assigned by the Assessor**

**Docket Number 48813**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
<del>700221</del>	\$ -	\$ 871,636	\$ 871,636
<del>700766</del>	\$ -	\$ 592,084	\$ 592,084
<del>700821</del>	\$ -	\$1,383,537	\$1,383,537
<del>6507401</del>	\$ -	\$ 375,445	\$ 375,445
<del>6508273</del>	\$ -	\$ 828,647	\$ 828,647
<del>6508274</del>	\$ -	\$1,162,310	\$1,162,310
<del>6508551</del>	\$ -	\$ 144,924	\$ 144,924
<del>6508552</del>	\$ -	\$ 117,114	\$ 117,114
<del>6508553</del>	\$ -	\$ 303,295	\$ 303,295
<del>6508559</del>	\$ -	\$1,108,844	\$1,108,844
<del>6508884</del>	\$ -	\$ 200,040	\$ 200,040
<del>6508920</del>	\$ -	\$1,769,400	\$1,769,400
<del>6508948</del>	\$ -	\$ 183,600	\$ 183,600
<del>6511904</del>	\$ -	\$2,375,615	\$2,375,615
<del>6511941</del>	\$ -	\$ 164,925	\$ 164,925
<del>6511945</del>	\$ -	\$ 298,567	\$ 298,567
<del>6511946</del>	\$ -	\$ 30,483	\$ 30,483
<del>6511948</del>	\$ -	\$ 230,625	\$ 230,625
<del>6511949</del>	\$ -	\$ 138,510	\$ 138,510
<del>6511955</del>	\$ -	\$ 196,875	\$ 196,875
<del>6511959</del>	\$ -	\$ 214,382	\$ 214,382

The remainder of the schedules on this docket have no value change and will be withdrawn.

## ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

### Docket Number 48813

Schedule Number	Land Value	Improvement Value	Total Actual Value
700221	\$ -	\$ 871,636	\$ 871,636
700766	\$ -	\$ 592,084	\$ 592,084
700821	\$ -	\$1,383,537	\$1,383,537
6507401	\$ -	\$ 375,445	\$ 375,445
6508273	\$ -	\$ 828,647	\$ 828,647
6508274	\$ -	\$1,162,310	\$1,162,310
6508551	\$ -	\$ 144,924	\$ 144,924
6508552	\$ -	\$ 117,114	\$ 117,114
6508553	\$ -	\$ 303,295	\$ 303,295
6508559	\$ -	\$1,108,844	\$1,108,844
6508884	\$ -	\$ 200,040	\$ 200,040
6508920	\$ -	\$1,769,400	\$1,769,400
6508948	\$ -	\$ 183,600	\$ 183,600
6511904	\$ -	\$2,375,615	\$2,375,615
6511941	\$ -	\$ 164,925	\$ 164,925
6511945	\$ -	\$ 298,567	\$ 298,567
6511946	\$ -	\$ 30,483	\$ 30,483
6511948	\$ -	\$ 230,625	\$ 230,625
6511949	\$ -	\$ 138,510	\$ 138,510
6511955	\$ -	\$ 196,875	\$ 196,875
6511959	\$ -	\$ 214,382	\$ 214,382

The remainder of the schedules on this docket have no value change and will be withdrawn.

**ATTACHMENT C**  
**Actual Values as agreed to by all Parties**

**Docket Number 48813**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
700221	\$ -	\$ 531,051	\$ 531,051
700766	\$ -	\$ 553,135	\$ 553,135
700821	\$ -	\$1,031,795	\$1,031,795
6507401	\$ -	\$ 355,406	\$ 355,406
6508273	\$ -	\$ 691,525	\$ 691,525
6508274	\$ -	\$ 862,302	\$ 862,302
6508551	\$ -	\$ 136,829	\$ 136,829
6508552	\$ -	\$ 110,573	\$ 110,573
6508553	\$ -	\$ 286,356	\$ 286,356
6508559	\$ -	\$ 783,013	\$ 783,013
6508884	\$ -	\$ 166,280	\$ 166,280
6508920	\$ -	\$ 962,171	\$ 962,171
6508948	\$ -	\$ 133,484	\$ 133,484
6511904	\$ -	\$1,932,658	\$1,932,658
6511941	\$ -	\$ 140,936	\$ 140,936
6511945	\$ -	\$ 271,213	\$ 271,213
6511946	\$ -	\$ 28,017	\$ 28,017
6511948	\$ -	\$ 183,436	\$ 183,436
6511949	\$ -	\$ 109,872	\$ 109,872
6511955	\$ -	\$ 158,184	\$ 158,184
6511959	\$ -	\$ 194,740	\$ 194,740

The remainder of the schedules on this docket have no value change and will be withdrawn.