

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53217
Petitioner: COPPER MOUNTAIN INC., v. Respondent: SUMMIT COUNTY BOARD OF EQUALIZATION.	
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.: 6508164+1

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$12,079,351

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 29th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

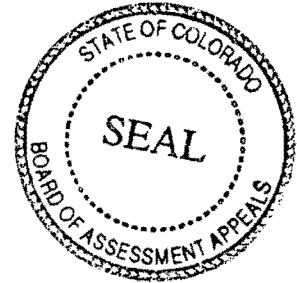
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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Docket Number: 53217

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

STIPULATION (As to Tax Year 2009 Actual Value)

Copper Mountain, Inc.,

Petitioner,

vs.

SUMMIT COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 (6508164) and mixed-use property (6508165).

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.

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 2009 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 2009.

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

As to schedule 6508164, this commercial property's value estimate using the cost approach was revised to reflect the unique characteristics of the structure.

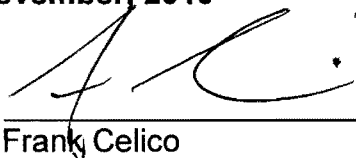
As to schedule 6508165, a review of the revised Copper Mountain PUD revealed that the 30 equivalent units of development density are intended to be built on what is now a pay parking lot. The area was essentially valued twice. The assessment for the development density was removed. In addition, the total number of acres of open space land was revised upward per the PUD. The fee parking lot was valued as resort support land.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 13, 2010 at 8:30 AM be vacated.

DATED this 15th day of November, 2010



Petitioner's Agent
Lauren Thomas
c/o Duff & Phelps LLC
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Denver, Colorado 80202
Telephone: 303-749-9024



Frank Celico
County Attorney for Respondent
Summit County Board of Equalization
P O Box 68
Breckenridge, CO 80424
970-453-2561



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

Docket Number: 53217

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number: 53217

Schedule Number	Land Value	Improvement Value	Total Actual Value
6508164	\$897,400	\$4,816,743	\$ 5,714,143
6508165	\$12,554,412	\$2,397,042	\$14,951,454
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TOTAL	\$13,451,812	\$7,213,785	\$20,665,597-

ATTACHMENT B

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

Docket Number: 53217

Schedule Number	Land Value	Improvement Value	Total Actual Value
6508164	\$897,400	\$4,816,743	\$ 5,714,143
6508165	\$12,554,412	\$2,397,042	\$14,951,454
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TOTAL	\$13,451,812	\$7,213,785	\$20,665,597-

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number: 53217

Schedule Number	Land Value	Improvement Value	Total Actual Value
6508164	\$643,487	\$4,076,550	\$4,720,037-
6508165	\$5,188,149	\$2,171,165	\$7,359,314-
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TOTAL	\$5,831,636	\$6,247,715	\$12,079,351