

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60997
Petitioner: QUALITY PROPERTIES ASSET MANAGEMENT, v. Respondent: SAN MIGUEL 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.: R1080070067+1

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$6,970,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 20th day of May 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



2013 MAY -6 PM 3:23

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 60997

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

STIPULATION (As to Tax Year 2012 Actual Value)

Quality Properties Asset Management,

Petitioner

vs.

San Miguel COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 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 Vacant Land (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2012.
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 2012 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 2012.

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

After further review it has been determined that the time trend that was used to determine the subject properties 2012 value was applied erroneously. This agreed upon stipulation corrects this error.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 6th (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 30 day of April, 2013.

Thomas E. Dauphey, Jr. #1282
Petitioner(s) or Agent or Attorney
Attorney for Petitioner

Address:

Dauphey Associates P.C.
383 Inverness Parkway
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County Attorney for Respondent,
Board of Equalization

Address:

Telephone:

Deanna Koster
County Assessor

Address:

P.O. Box 506
Telluride, CO 81435
Telephone: 970-728-8174

Docket Number 60997

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

After further review it has been determined that the time trend that was used to determine the subject properties 2012 value was applied erroneously. This agreed upon stipulation corrects this error.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 6th (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 30 day of April, 2013.

Petitioner(s) or Agent or Attorney

Alan Zule #8556
County Attorney for Respondent,
Board of Equalization

Address:

Address:
San Miguel County Attorney's Office
P.O. Box 591
Telluride, CO 81435

Telephone:

Telephone: 970-728-3879
Deann Kenter
County Assessor

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Telluride, CO 81435
Telephone: 970-728-3174

Docket Number 60997

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 60997

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R1080070067	\$ 4,232,000 .00	\$ 0 .00	\$ 4,232,000 .00
R1080070068	\$ 3,520,000 .00	\$.00	\$ 3,520,000 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
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	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 0 .00	\$ 0 .00	\$ 0 .00

ATTACHMENT B

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

Docket Number 60997

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R1080070067	\$ 4,232,000 .00	\$.00	\$ 4,232,000 .00
R1080070068	\$ 3,520,000 .00	\$.00	\$ 3,520,000 .00
	\$.00	\$.00	\$ 0 .00
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	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 0 .00	\$ 0 .00	\$ 0 .00

ATTACHMENT C

Actual Values as agreed to by all Parties

Docket Number 60997

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R1080070067	\$ 3,450,000.00	\$.00	\$ 3,450,000.00
R1080070068	\$ 3,520,000.00	\$.00	\$ 3,520,000.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 6,970,000.00	\$ 0.00	\$ 6,970,000.00