

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65876
Petitioner: COMMUNITY BANKS OF COLORADO C/O BANK MID - v. Respondent: GUNNISON 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.: R031793

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$790,000

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

ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 27th day of January 2016.

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.

Tisha Luna

Tisha Luna



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2016 JAN 26 PM 4: 19

Docket Number: 65876

Single County Schedule Number: R031793

STIPULATION (As to Tax Year 2015 Actual Value)

Bank Midwest, N.A. d.b.a. Community Banks of Colo.

Petitioner,

vs.

Gunnison COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:
Lot 1 Gunnison Center Phase 1C

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land	\$	555,270.00
Improvements	\$	340,390.00
Total	\$	<u>895,660.00</u>

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

Land	\$	555,270.00
Improvements	\$	340,390.00
Total	\$	<u>895,660.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

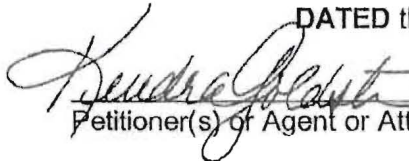
Land	\$	<u>555,270</u>	.00
Improvements	\$	<u>234,730</u>	.00
Total	\$	<u>790,000</u>	.00


6. The valuation, as established above, shall be binding only with respect to tax year 2015.

7. Brief narrative as to why the reduction was made:
A more detailed analysis of cost, income and market approaches to value, including data from outside of Gunnison County. This analysis indicated an overvaluation of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 28, 2016 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

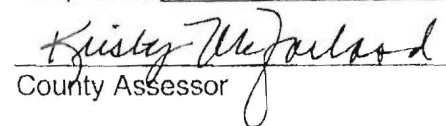
DATED this 23 day of December, 2015.


Petitioner(s) or Agent or Attorney


County Attorney for Respondent,
Board of Equalization

Address:
950 S. Cherry St. #320
Denver, CO 80246
Telephone: 303-752-8865

Address:
Gunnison County Attorney
200 E Virginia Ave
Gunnison, CO 81230
Telephone: (970) 641-5300


County Assessor

Address:
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230
Telephone: (970) 641-1085

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