

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65925
Petitioner: MCCOY IDAHO SPRINGS PROPERTIES LLC v. Respondent: CLEAR CREEK 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.: R001239

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: \$700,000

(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 Clear Creek County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 16th day of October 2015.

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.

[Signature]

Tisha Luna



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

2015 OCT 15 AM 11:08

Docket Number: 65925
Single County Schedule Number: R001239

STIPULATION (As to Tax Year 2015 Actual Value)

McCoy Idaho Springs Properties LLC

Petitioner,

vs.

Clear Creek 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:
Idaho Springs East End Annex Tr.
2900 Colorado Blvd.

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	\$	113,000.00
Improvements	\$	877,500.00
Total	\$	<u>990,500.00</u>

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

Land	\$	113,000.00
Improvements	\$	877,500.00
Total	\$	<u>990,500.00</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>113,000</u>	.00
Improvements	\$	<u>587,000</u>	.00
Total	\$	<u>700,000</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:

The income approach supports this value as the building is not 100% occupied.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 11, 2016 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 13th day of October, 2015

M. Van Donselaar
Petitioner(s) or Agent or Attorney

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Docket Number 65925