

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66008
Petitioner: SUNMAN HOSPITALITY LLC v. Respondent: KIT CARSON 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.: 460-00-011

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: \$3,752,147

(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 Kit Carson County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 24th day of November 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.

Tisha Luna

Tisha Luna



2015 NOV 23 AM 4: 02

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 66008

Single County Schedule Number: R46000011

STIPULATION (As to Tax Year 2015, 2016 Actual Value)

SOMMAN HOSPITALITY LLC

Petitioner,

vs.

KIT CARSON COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015, 2016 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:
THE BEST WESTERN PLUS-CAROUSEL INN & SUITES

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015, 2016 :

Land	\$	261,360.00
Improvements	\$	3,643,612.00
Total	\$	<u>3,904,972.00</u>

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

Land	\$	261,360.00
Improvements	\$	3,643,612.00
Total	\$	<u>3,904,972.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2015, 2016 actual value for the subject property:

Land	\$	<u>261,360.00</u>
Improvements	\$	<u>3,490,787.00</u>
Total	\$	<u>3,752,147.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2015, 2016, *absent any change in the condition of the Property or unusual condition warranting an adjustment in the intervening 2016 year.* (25)

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

ADDITIONAL INCOME INFORMATION WAS PROVIDED BY THE PETITIONER CAUSING A JUSTIFIABLE REDUCTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JANUARY 6, 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 12 day of NOVEMBER, 2015.

Kendra Gledits
Petitioner(s) or Agent or Attorney

Ty M. Cline
County Attorney for Respondent,
Board of Equalization

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County Assessor

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