

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75054
Petitioner: COMMUNITY BANKS OF COLORADO v. Respondent: GUNNISON COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R017758
Category: Valuation/Protest Appeal Property Type: Commercial

2. Petitioner is protesting the 2018 actual value of the subject property.

3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$1,500,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 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 30th day of November 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Yesenia Araujo

Yesenia Araujo



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 75054
Single County Schedule Number: R017758

STIPULATION (As to Tax Year 2018 Actual Value)

Community Banks of Colorado,
Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:

Lots 1-6 in Block 36 Crested Butte

2. The subject property is classified as Commercial use.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2018:

Commercial Land	\$ 780,000.00
Commercial Improvements	<u>\$ 861,200.00</u>
Total	\$1,641,200.00

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

Commercial Land	\$ 780,000.00
Commercial Improvements	<u>\$ 861,200.00</u>
Total	\$1,641,200.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2018 actual value for the subject property:

Commercial Land	\$ 780,000.00
Commercial Improvements	\$ 720,000.00
Total	\$1,500,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2018.

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

A more detailed analysis of cost, income and market approaches to value for the Subject Property, indicated that a lower valuation was supported.

8. Both parties agree that the hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 8th day of November, 2018.



Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Gunnison County Board of Equalization

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Kristy McFarland, County Assessor

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