

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75671</b>
Petitioner: <b>CRAIG REALTY GROUP-SILVERTHORNE LLC</b> v. Respondent: <b>SUMMIT COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 6512485+10**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$38,109,610**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 13th day of December 2019.

**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*

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Debra A. Baumbach

*Yesenia Araujo*  
\_\_\_\_\_  
Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2019 NOV 19 PM 3:20

Docket Number: 75671

Summit County Schedule Number(s):

1500115, 1500117, 1501232, 1501233, 1501234, 1501284, 1501285,  
1501286, 1501342, 6512485 and 6512486

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STIPULATION (As to Tax Year 2019 Actual Value)

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**Ian James of Duff & Phelps, LLC, Agent for Craig Realty Group – Silverthorne LLC,**  
Petitioner(s),

vs

**SUMMIT COUNTY BOARD OF EQUALIZATION,**  
Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

1500115 - Lot 12 Block A Silverthorne Town Sub  
1500117 - Lot 13 Block A Silverthorne Town Sub  
1501232 - Lot 1 Silverthorne Factory Stores  
1501233 - Lot 2 Silverthorne Factory Stores  
1501234 - Lot 3 Silverthorne Factory Stores  
1501284 - Lot 1 Silverthorne Factory Stores #2  
1501285 - Lot 2 Silverthorne Factory Stores #2  
1501286 - Lot 3 Silverthorne Factory Stores #2  
1501342 - Lot 5R Riverview Sub #2  
6512485 - Lot 2R Riverview Sub #2  
6512486 - Lot 6R Riverview Sub #2

2. The subject property is classified as follows:

1500115 – Merchandising Land  
1500117 – Merchandising Land  
1501232 – Merchandising Land  
1501233 – Merchandising Land & Merchandising Structure  
1501234 – Merchandising Land & Merchandising Structure  
1501284 – Merchandising Land & Merchandising Structure  
1501285 – Merchandising Land & Merchandising Structure  
1501286 – Merchandising Land  
1501342 – Special Purpose Land & Special Purpose Structure

6512485 – Merchandising Land & Merchandising Structure  
 6512486 – Merchandising Land & Merchandising Structure

3. The County Assessor originally assigned the following actual values for tax year 2019:

1500115 – Merchandising Land	\$54,055
1500117 – Merchandising Land	\$54,055
1501232 – Merchandising Land	\$605,475
1501233 – Merchandising Land	\$625,653
Merchandising Structure	\$3,944,047
1501234 – Merchandising Land	\$1,204,216
Merchandising Structure	\$4,422,611
Merchandising Structure	\$1,856,650
1501284 – Merchandising Land	\$1,247,583
Merchandising Structure	\$2,381,521
Merchandising Structure	\$3,730,157
1501285 – Merchandising Land	\$970,128
Merchandising Structure	\$1,999,425
1501286 – Merchandising Land	\$759,036
1501342 – Special Purpose Land	\$605,475
Special Purpose Structure	\$875,935
6512485 – Merchandising Land	\$1,826,509
Merchandising Structure	\$4,386,061
6512486 – Merchandising Land	\$1,883,699
Merchandising Structure	<u>\$5,826,547</u>
TOTAL	\$39,258,838

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued schedules for tax year 2019 as follows:

1500115 – Merchandising Land	\$54,055
1500117 – Merchandising Land	\$54,055
1501232 – Merchandising Land	\$605,475
1501233 – Merchandising Land	\$625,653
Merchandising Structure	\$3,944,047
1501234 – Merchandising Land	\$1,204,216
Merchandising Structure	\$4,422,611
Merchandising Structure	\$1,856,650
1501284 – Merchandising Land	\$1,247,583
Merchandising Structure	\$2,381,521
Merchandising Structure	\$3,730,157
1501285 – Merchandising Land	\$970,128
Merchandising Structure	\$1,999,425
1501286 – Merchandising Land	\$759,036
1501342 – Special Purpose Land	\$605,475
Special Purpose Structure	\$875,935
6512485 – Merchandising Land	\$1,826,509
Merchandising Structure	\$4,386,061
6512486 – Merchandising Land	\$1,883,699
Merchandising Structure	<u>\$5,826,547</u>
TOTAL	\$39,258,838

5. After further review and negotiation, Petitioners and County Board of Equalization agree to the following tax year 2019 tax values for schedules:

1500115 – Merchandising Land	\$54,055
1500117 – Merchandising Land	\$54,055
1501232 – Merchandising Land	\$605,475
1501233 – Merchandising Land	\$625,653
Merchandising Structure	\$4,857,961
1501234 – Merchandising Land	\$1,204,216
Merchandising Structure	\$5,418,857
Merchandising Structure	\$2,276,859
1501284 – Merchandising Land	\$1,247,583
Merchandising Structure	\$2,906,367
Merchandising Structure	\$4,560,940
1501285 – Merchandising Land	\$970,128
Merchandising Structure	\$2,318,903
1501286 – Merchandising Land	\$759,036
1501342 – Special Purpose Land	\$605,475
Special Purpose Structure	\$776,278
6512485 – Merchandising Land	\$1,826,509
Merchandising Structure	\$5,157,561
6512486 – Merchandising Land	<u>\$1,883,699</u>
TOTAL	<u>\$38,109,610</u>

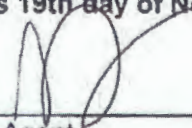
6. The valuation, as established above, shall be binding only with respect to tax year 2019.

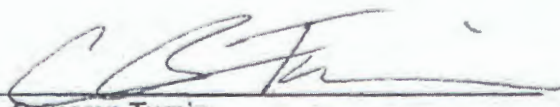
7. Brief narrative as to why the reduction was made:


The Assessor reviewed the income and expense information provided by Petitioner and adjusted the values.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 8, 2020 be vacated.

DATED this 19th day of November 2019

  
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Petitioner's Agent  
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