

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77649
Petitioner: ELK AVENUE PARTNERS LLC 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.: R003352
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: \$2,345,500
(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 Gunnison County Assessor is directed to change his/her records accordingly.

DATED this 21st day of October 2020.

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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 77649
Single County Schedule Number: R003352

STIPULATION (As to Tax Year 2019 Actual Value)

Elk Avenue Partners, LLC

Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner 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 and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lots 1-4 Block 27 Town of 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 2019:

Commercial Land	\$ 804,260.00
Commercial Improvements	\$1,657,990.00
Residential Land	\$ 79,540.00
<u>Residential Improvements</u>	<u>\$ 303,790.00</u>
Total	\$2,845,580.00

4. After a timely appeal to the Assessor's Office, the Assessor's Office valued the subject property as follows:

Commercial Land	\$ 804,260.00
Commercial Improvements	\$1,341,640.00
Residential Land	\$ 79,540.00

<u>Residential Improvements</u>	\$ 258,220.00
Total	\$2,483,660.00

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

Commercial Land	\$ 804,260.00
Commercial Improvements	\$1,341,640.00
Residential Land	\$ 79,540.00
<u>Residential Improvements</u>	\$ 258,220.00
Total	\$2,483,660.00

6. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2019 actual value for the subject property:

Commercial Land	\$ 804,260.00
Commercial Improvements	\$1,328,690.00
Residential Land	\$ 79,540.00
<u>Residential Improvements</u>	\$ 133,010.00
Total	\$2,345,500.00

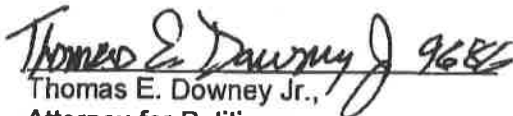
7. Brief narrative as to why the reduction was made:

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 scheduled before the Board of Assessment Appeals on August 19th, 2020 at 8:30 am (rolling docket) be vacated and this matter dismissed.

9. The foregoing stipulation shall not be deemed an admission or concession as to the contentions or positions of either party, nor be deemed to be binding or have any preclusive effect with regard to any tax year other than 2019, or with regard to any property other than the property at issue in this matter, and then only as to the valuation of that property for *ad valorem* property tax purposes.

DATED this 27th day of July, 2020.


 Thomas E. Downey Jr.,
 Attorney for Petitioner
 Atty. Reg. # 9686


 County Attorney for Respondent,
 Gunnison County Board of Equalization

Address:
 6855 South Havana Street
 Suite 600
 Centennial, CO 80112
 Telephone: (303) 813-1111

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



Kristy McFarland, County Assessor

Address:
221 N. Wisconsin
Gunnison, CO 81230
Telephone: (970) 641-1085

Docket Number: 77649