



OFFICE OF THE COUNTY ASSESSOR

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STAFF REPORT

TO: Board of County Commissioners

FROM: Frank Celico, County Assessor
Mike Peterson, Chief Appraiser

FOR: June 23, 2020 BOCC Regular Meeting

SUBJECT: Petition for Abatement or Refund of Taxes; Abatement No. 20AR-143; Schedule No. 700089; Legal Property Description: Lot 2 Block 2 Copper Mountain Sub #2; Owner: POWDR - Copper Mountain LLC (Assessor)

Our office is recommending an abatement for Schedule No. 700089. The adjustment is recommended after the Petitioner and the Assessor's Office agreed to a Stipulation prior to a hearing before the Board of Assessment Appeals (BAA).

The subject property is a 0.67 acre parcel of development land located at 55 Uneva Place in Copper Mountain. The parcel is slated for future development as part of the Sky Chutes Condominiums project and includes a small 0.382 acre portion of the Copper Creek Golf Course. The Assessor had originally valued the subject property as a 4 unit development parcel at \$193,041 per unit.

After a review it was determined the subject is part of a larger 52 unit development project and the value per unit was adjusted to \$ 38,803 per unit, based on sales of other development land parcels in the Keystone and Copper Mountain areas. The Assessor and Petitioner reviewed and stipulated to a lower value per unit for this development tract. The total value adjustment and tax refund are indicated on the following pages.

ATTACHMENTS: Board of Assessment Appeals (BAA) Order on Stipulation
Stipulation Agreement
DPT Petition
BAA Petition Attachment and Documents