

**PETITION TO STATE BOARD OF ASSESSMENT APPEALS**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Phone: 303-864-7710  
Fax: 303-864-7719

For Office Use Only		
Docket No.		
Fee: <u>Y</u>		
Check/Credit Card #		
Payment Trans #:		
P	F	H

Date: 08/30/2019

Property Owner: POWDR - COPPER PARTICIPATION LLC

Subject Property: 209 Ten Mile Circle Frisco

Schedule Number(s): 700089

Appeals the decision of the Summit County Board of Equalization

Dated: 08/05/2019

This appeal is: Valuation/Protest Appeal

Tax Year(s): 2019

The subject property is currently classified as: Commercial

Actual Value assigned to the subject property: \$773,292

Petitioner's estimate of value: \$552,823

Estimated time for Petitioner to present the appeal: 1 hour.

Not less than 30 minutes. Board will allow equal time to County or Property Tax Administrator.

**Appearance:**

Petitioner will be represented by an agent

Agent would like to appear in person

*If the property owner is an entity, it must appear under the representation of an attorney licensed in Colorado except as follows. A closely held entity may be represented by an officer of the entity as long as the amount in controversy does not exceed \$15,000, exclusive of costs, interest or statutory penalties. A closely held entity can have no more than three owners. See Section 13-1-127, C.R.S. A closely held entity that will be represented by an officer of the entity must provide a letter to the Board with this petition stating that it has no more than three owners and that the tax amount at issue does not exceed \$15,000. A trust filing a petition may be represented by a trustee, an attorney or an agent.*

**Filing Fee:**

\$101.25

Petitioner will be represented by an agent or by an attorney.

In the space below, please explain why you disagree with the value assigned to the subject property

Delayed development due to market conditions

Documents attached to this petition:

**County Board of Equalization Appeals**

The Decision of the County Board of Equalization

**Additional Documentation**

Notarized Letter of Authorization



AGENT: ALEX MARTINEZ  
 MARVIN F. POER AND COMPANY  
 410 17TH STREET  
 SUITE 1175  
 DENVER, CO 80202

Re: Decision Notice for Schedule #700089  
 LOT 2 BLOCK 2 COPPER MOUNTAIN SUB # 2

The Summit County Board of Equalization (CBOE) rendered its decision on the above mentioned property, based on the recommendations of the referees who considered the testimony and exhibits presented by both parties. As such, the Board has determined that your property should be valued and/or classified as follows:

**Petitioner Estimate of Value:** \$552,823  
**Assessor's Recommended Value:** None Provided

<u>Property Classification</u>	<u>Assessor NOD Value</u>	<u>CBOE Decision Value</u>
VACANT LAND	\$772,164	\$772,164
COMMERCIAL	\$1,128	\$1,128
	<u>\$773,292</u>	<u>\$773,292</u>

The assessment percentage for residential property is 7.15%, and all other property, including vacant land and personal property, was assessed at 29.0%, according to Section 39-1-104(1) and 39-1-104.2, Colorado Revised Statutes. Changes or adjustments to the projected residential assessment percentages are NOT grounds for a protest or abatement of taxes per Section 39-5-121(1), Colorado Revised Statutes.

The Assessor has received a copy of this document and will make the appropriate change if your valuation or classification of property has been adjusted. If you disagree with the Board's decision, you may appeal further to one of the three authorities outlined on the back of this notice.

**In 2011 Senate Bill 11-119 requires any income-producing commercial real property that appeals to the Board of Assessment Appeals to submit income and expense data within 90 days after the appeal has been filed. Failure to comply may cause the BAA to issue an order dismissing the action or the entry of judgment by default against the petitioner. Please review 39-8-107 C.R.S.**

**Decision Date: August 5, 2019**

**SUMMIT COUNTY BOARD OF EQUALIZATION:**

**CERTIFICATE OF MAILING:** I certify that a true and correct copy of the foregoing decision was hand delivered to the Summit County Assessor and mailed to the petitioner at the address above, postage prepaid, on this 10th day of August, 2019.

Thomas C. Davidson, Chair

Eva Henson, Deputy Clerk

**LETTER OF AUTHORIZATION**

**To all parties:**

The owner of record hereby designates Marvin F. Poer and Company, its agents and employees, to act on behalf of the owner in all matters pertaining to the review and appeal of real and/or personal property valuation and classification to the Assessor, County Board of Equalization, Arbitration, State Board of Assessment Appeals, District Court or any other hearing process. This authorization is limited to the properties listed below and on the attached continuation form(s).

TAX YEAR: 2019/2020

SIGNATURE: \_\_\_\_\_

*Justin Sibley*

PRINTED: \_\_\_\_\_

*Justin Sibley*

TITLE: \_\_\_\_\_

*Co-President*

OWNERSHIP NAME: POWDR-COPPER MOUNTAIN LLC

TELEPHONE: \_\_\_\_\_

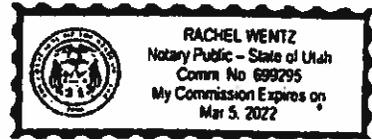
BEFORE ME, the undersigned, a Notary Public within and for the County of Summit  
and State of Utah, personally appeared Justin Sibley

who acknowledged to me that this certificate of authority was executed for the purposes herein expressed.

WITNESS MY HAND and notarial seal this 30 day of May, 2019

Rachel Wentz  
NOTARY PUBLIC

08/05/2022  
MY COMMISSION EXPIRES



Schedule/Parcel Number

PROPERTY LIST

Property Address

SEE ATTACHED

209 Ten Mile Circle, Copper Mountain

27160/467886 Property Name: Copper Mountain County: SUMMIT

**Marvin F. Poer and Company, 410 17th St. Suite 1175, Denver, CO 80202  
Phone: 303-573-0975, Fax: 303-573-0976**



27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170286	RE	6510858	\$252,223.00	\$326,221.00	\$402,225.00	\$107,102.00	20.33%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170282	RE	6511924	\$1,664,644.00	\$1,664,644.00	\$1,664,644.00	\$433,613.00	19.46%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170285	RE	6507411	\$107,136.00	\$107,136.00	\$127,761.00	\$20,625.00	19.25%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170282	RE	6509412	\$107,136.00	\$107,136.00	\$127,761.00	\$20,625.00	19.25%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170280	RE	6508543	\$388,480.00	\$388,480.00	\$468,720.00	\$80,240.00	17.80%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170281	RE	7000061	\$1,097,560.00	\$1,097,560.00	\$1,270,265.00	\$172,705.00	16.79%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170279	RE	7000059	\$4,568,798.00	\$4,568,798.00	\$7,609,777.00	\$1,029,018.00	19.82%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170284	RE	6514253	\$466,534.00	\$466,534.00	\$537,782.00	\$71,248.00	15.61%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1210040	RE	6518104	\$0.00	\$0.00	\$365,701.00	\$365,701.00	14.38%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1210042	RE	6518105	\$0.00	\$0.00	\$1,050,852.00	\$1,050,852.00	14.38%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170283	RE	7000064	\$176,350.00	\$176,350.00	\$199,050.00	\$22,700.00	13.60%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170043	RE	7000911	\$502,260.00	\$502,260.00	\$567,550.00	\$65,290.00	13.00%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170227	RE	7000025	\$48,980.00	\$48,980.00	\$77,520.00	\$28,540.00	12.59%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170250	RE	6500408	\$33,650.00	\$33,650.00	\$34,135.00	\$477.00	1.23%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1168842	RE	6508015	\$1,052,321.00	\$1,052,321.00	\$1,159,284.00	\$106,963.00	11.11%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1118042	RE	6517743	\$0.00	\$0.00	\$504,926.00	\$504,926.00	10.57%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1168845	RE	6510040	\$80,672.00	\$80,672.00	\$80,349.00	\$323.00	0.11%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1168839	RE	7001106	\$5,000,438.00	\$5,000,438.00	\$5,567,988.00	\$567,550.00	9.82%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1218313	RE	6008913	\$0.00	\$0.00	\$5,492.00	\$492.00	0.47%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170287	RE	6008908	\$4,073.00	\$4,073.00	\$4,458.00	\$385.00	0.65%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	279175	RE	6001788	\$173,868.00	\$173,868.00	\$183,212.00	\$9,344.00	9.34%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170283	RE	6511261	\$3,568,300.00	\$3,568,300.00	\$4,078,920.00	\$510,620.00	8.77%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1218063	RE	6517742	\$0.00	\$0.00	\$7,371,918.00	\$7,371,918.00	8.68%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1168845	RE	6508017	\$2,164,300.00	\$2,164,300.00	\$2,308,791.00	\$144,491.00	5.70%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170286	RE	6514062	\$772,440.00	\$772,440.00	\$818,278.00	\$45,838.00	5.68%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1218322	RE	6517822	\$0.00	\$0.00	\$3,182.00	\$182.00	4.83%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1074602	RE	6514130	\$5,712,641.00	\$5,712,641.00	\$5,980,652.00	\$268,011.00	4.69%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170220	RE	6506485	\$17,600.00	\$17,600.00	\$18,000.00	\$400.00	2.00%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170296	RE	6514090	\$21,290.00	\$21,290.00	\$420.00	\$400.00	2.02%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170281	RE	6508004	\$9,480.00	\$9,480.00	\$18,000.00	\$8,520.00	2.01%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170284	RE	6507414	\$35,850.00	\$35,850.00	\$18,000.00	\$17,850.00	1.01%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170279	RE	6517820	\$13,780.00	\$13,780.00	\$12,600.00	\$1,180.00	2.08%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170285	RE	6508014	\$42,420.00	\$42,420.00	\$82,000.00	\$39,580.00	2.08%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170280	RE	6507410	\$770,330.00	\$770,330.00	\$771,000.00	\$670.00	2.05%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1168842	RE	6514060	\$14,380.00	\$14,380.00	\$14,380.00	\$0.00	2.05%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170283	RE	6514060	\$14,380.00	\$14,380.00	\$14,380.00	\$0.00	2.05%
27160	POWER CORP	467886	Copper Mountain	209 Ten Mile Circle	1170285	RE	6514060	\$14,380.00	\$14,380.00	\$14,380.00	\$0.00	2.05%



Certificate of Service

I certify that a true and correct copy of the foregoing Petition to the State Board of Assessment Appeals and attachments were mailed, faxed or hand delivered to the County Board of Equalization, the Board of County Commissioners or the State Property Tax Administrator who made the decision relating to this appeal and to all co-owners or parties directly interested in the subject property on the date I submitted the Petition to the State Board of Assessment Appeals.

ATTESTATION

I understand that in accordance with Sections 18-8-503 and 18-8-501(2)(a)(I), C.R.S., false statements made herein are punishable by law. I state under penalty of perjury in the second degree, as defined in Section 18-8-503, C.R.S. that:

I am the owner of the property that is the subject of this appeal, or I am the authorized agent or attorney for the owner of the property that is the subject of this appeal; and

The information in this Petition to the State Board of Assessment Appeals (including all attachments) is true and correct to the best of my knowledge and belief.

I understand that, upon acceptance by the Board of Assessment Appeals, I will need to pay the required filing fee associated with this Petition, if any.

I understand that no further changes can be made to the Petition or attachments, unless corrections are required by the Board of Assessment Appeals.

I understand my obligation to mail, fax or hand deliver a true and correct copy of the Petition (including all attachments) to the County Board of Equalization, the Board of County Commissioners or the State Property Tax Administration who made the decision relating to this appeal and to all co-owners or parties directly interested in the subject property. I will mail, fax or hand deliver the Petition (including all attachments) on the date I submit the Petition to the Board of Assessment Appeals.

**Petitioner's mailing address is required even if Petitioner is represented by an agent or attorney.**

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Signature of Petitioner

Marvin F. Poer And Comapny  
Company Name

POWDR - COPPER PARTICIPATION LLC  
Property Owner

Marvin F. Poer And Comapny - Alex Martinez  
Printed Name

Chris Geissler  
Printed Name

410 17th St  
Mailing Address

1794 Olympic Parkway Suite 250  
Mailing Address

Denver, CO 80202  
City, State, Zip Code

Park City, UT 84098  
City, State, Zip Code

Telephone: 303-590-9151

Telephone: 435-658-5619  
Daytime number

Email: AlexMartinez@mfpoer.com

Email: cgeissler@powdr.com

**It is the Petitioner's responsibility to notify the BAA of any change of address.**

Petitioners are strongly encouraged to read the Instructions and Rules of the Board of Assessment Appeals prior to completing this Petition Form. The Instructions and Rules are available on the Web at [www.dola.Colorado.gov/baa](http://www.dola.Colorado.gov/baa) or may be requested by phone at 303-864-7710.