

Property Taxes on Grand Timber Lodge units

Many owners have requested that there be a line item on the dues billing for property taxes that states which part of the yearly association dues is for property taxes deductible on individual income tax returns. Unfortunately, this subject is more complicated than it appears. The amount included in dues is an estimate of what the Homeowners Association expects to owe in future periods. Taxpayers may deduct the amount of tax actually paid in the tax year.

Another oddity is that the Summit County Assessor's office does not value all units equally. Among 2 Bedroom units, there is a slight variance on the assessed value of one unit versus another; the same holds true for 3 Bedroom units. Since the Grand Timber Lodge weeks are floating and any one owner can theoretically use any unit, we believe it is easiest and most equitable to arrive at an average property tax amount for 2 and 3 Bedroom units.

The amounts deductible for 2011 Income Taxes is the amount paid by the Homeowners Association in 2011. The average amounts paid for 2011 on Grand Timber Lodge units are:

	2 Bedroom	3 Bedroom
Real Property Taxes Full	48.25	63.46
Personal Property Taxes Full	1.18	0.98
Real Property Taxes Bi-annual	24.13	31.73
Personal Property Taxes Bi-annual	0.59	0.49

Another thing to consider is that the amounts paid in 2011 were for property taxes assessed in 2010. We are not able to advise you on your personal income tax preparation, but these amounts and documentation should provide enough information for you and your personal tax advisor to make an informed decision on what to deduct for 2011.

Good luck!