

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>P &amp; R ENTERPRISES,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EAGLE COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: R. H. Riley Address: 228 Bridge Street Vail, CO 81657 Phone Number: (970) 476-4150 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38519</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into Stipulations, which have been approved by the Board of Assessment Appeals. A copy of the Stipulations are attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: R011981 and R011982**  
**Category: Valuation**                      **Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATIONS.

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Eagle County Assessor is directed to change her records accordingly.

**DATED/MAILED** this 25<sup>th</sup> day of January, 2002.

This decision was put on the record

January 24, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Mark R. Linné*

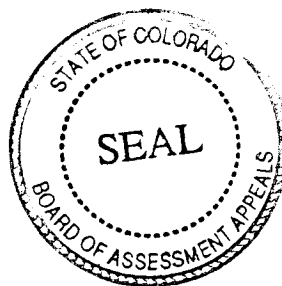
Mark R. Linné

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Penny S. Bunnell*

Penny S. Bunnell

Docket Number 38519



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule No. R011982  
Docket No. 38519

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**P & R Partners-Vail LLC,**

**Petitioner,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION.**

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The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property.

The Petitioner and the Board agree and stipulate as follows:

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

Parcel # 2101-082-57-004  
Schedule #R011982

2. The subject property is classified as Commercial.

3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2001:

Land Value	\$ 31,900
Improvement Value	\$179,610
Total	\$211,510

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

Land Value	\$ 31,900
Improvement Value	\$179,610
Total	\$211,510

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5. After further review and negotiation, Petitioner and Board agree to the tax year 2001 actual value for the subject property as follows:

Land Value	\$ 31,900
Improvement Value	\$149,800
Total	\$181,700

6. The valuation shall be binding with respect to only tax year 2001.

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

An inspection of this and floor commercial unit revealed that this space is used as office. It is the recommendation of the Assessor's office that the value via the income approach be adjusted using \$49/sf for office.

DATED this 16<sup>th</sup> day of January, 2002

EAGLE COUNTY ATTORNEY

By: R. Thomas Moorhead  
R. Thomas Moorhead, No.22445  
P. O. Box 850  
Eagle, CO 81631  
(970) 328-8685

Petitioner:  
P & R Partners-Vail LLC

By: Michael Staughton  
Michael Staughton, Agent  
228 Bridge Street  
Vail, CO 81657

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule No. R011981  
Docket No. 38519

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**P&R Partners - Vail LLC,**

**Petitioner,**

**vs.**

**EAGLE COUNTY BOARD OF EQUALIZATION.**

---

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property.

The Petitioner and the Board agree and stipulate as follows:

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

Parcel # 2101-082-57-003  
Schedule #R011981

2. The subject property is classified as Commercial.

3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2001:

Land Value	\$10,450
Improvement Value	\$62,900
Total	\$73,350

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

Land Value	\$10,450
Improvement Value	\$62,900
Total	\$73,350

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BOARD OF ASSESSMENT APPEALS

5. After further review and negotiation, Petitioner and Board agree to the tax year 2001 actual value for the subject property as follows:

Land Value	\$10,450
Improvement Value	\$27,850
Total	\$38,300

6. The valuation shall be binding with respect to only tax year 2001.

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

An inspection of this 2nd floor commercial unit revealed that this space was used as storage and due to the size (129/sf) and configuration is not functionally suitable to be used as an office. It is the recommendation of the Assessor's office that the value via the income approach be adjusted using \$30/sf for storage space instead of \$56/sf for office.

DATED this 16<sup>th</sup> day of January, 2002.

EAGLE COUNTY ATTORNEY

By: R. Thomas Moorhead  
R. Thomas Moorhead, No.22445  
P. O. Box 850  
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Petitioner:

P&R Partners - Vail LLC

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