

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ROARING FORK CLUB, LP</p> <p>v.</p> <p>Respondent:</p> <p>PITKIN COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Tax Profile Services, Inc. Address: 2525 16th Street, Suite 225 Denver, CO 80211 Phone Number: (303) 477-4504 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39192</p>
<p>ORDER ON STIPULATION</p>	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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.: R016493, R016513, R016542, R017397, R018391, R018393
Category: Valuation Type: Golf course, residential, 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 STIPULATION.

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.

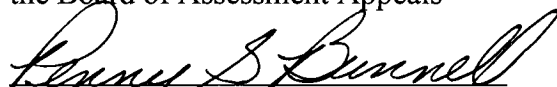
The Pitkin County Assessor is directed to change his records accordingly.

DATED/MAILED this 16th day of January, 2002.

This decision was put on the record

January 15, 2002

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



Penny S. Bunnell

Docket Number 39192

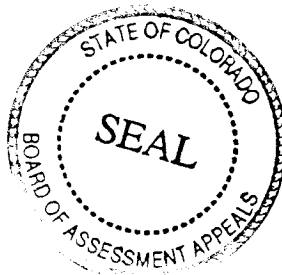
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Numbers 16513,16542,16493,17397,18391,18393
Docket Number 39192

STIPULATION (As To Tax Year 2001 Actual Value)

Roaring Fork Club, LP

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

02 JAN 16 PM 2:51
BOARD OF ASSESSMENT APPEALS

FILED

Petitioner, Roaring Fork Club, LP, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this stipulation are all parcels within the Roaring Fork Club Subdivision and are described as follows:
Sch #16493 Block one, Lot 4, (golf course, north side of Highway 82)
Sch #16513 Block two, Lot 3, (golf course, south side of Highway 82)
Sch #16542 Block two, Lot FL (fishing lodge)
Sch #17397 Block one, Lot 4A (affordable housing complex)
Sch #18391 Block one, Lot 2 (club suites parcel)
Sch #18393 Block one, Lot 6B (cabin site)

2. The County Assessor originally assigned the following actual value on the subject properties for the tax year 2001:

Sch #16493	\$11,517,600
Sch #16513	\$7,285,600
Sch #16542	\$869,000
Sch #17393	\$616,000
Sch #18391	\$350,000
Sch #18392	\$350,000

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

Sch #16493	\$11,517,600
Sch #16513	\$7,285,600
Sch #16542	\$869,000
Sch #17393	\$616,000
Sch #18391	\$350,000
Sch #18392	\$350,000

4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2001 actual value for the subject properties:


Sch #16493 golf course north side	\$11,517,600 (no change)
Sch #16513 golf course south side	<u>\$6,835,700</u>
Total	\$18,353,300
Sch #16542 Fishing Lodge	\$619,000
Sch #17393 Affordable Housing	\$616,000 (no change)
Sch #18391 Lodge Suite parcel	\$350,000 (no change)
Sch #18392 Vacant Cabin site	\$350,000 (no change)

5. The total value of the two golf course parcels (#16493 and #16513) was revised to the total value \$18,353,300 as established by the Board of Assessment Appeals in the tax year 2000 appeal. The value of the Fishing Lodge (#17393) was adjusted to reflect the adjustments made to the land value of similarly situated residential cabins. The value of the Affordable Housing parcel (#17393) and the two vacant parcels (#18391 and #18392) were deemed to be accurate and warranted no change.

6. The valuations as established above, shall be binding with respect to tax year 2001 and 2002.

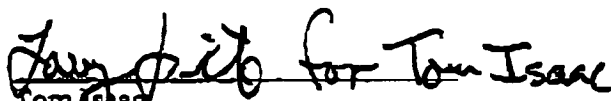
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals should be canceled.

Dated this 7th day of January, 2002.

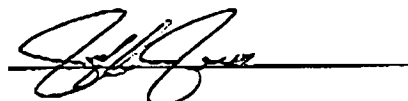


John M. Ely, #14067
Pitkin County Attorney
530 East Main Street, Suite 302
Aspen, Colorado 81611
(970)920-5190

ATTORNEY FOR RESPONDENT
PITKIN COUNTY BOARD OF
EQUALIZATION



Tom Isaac
Pitkin County Assessor
506 East Main Street
Aspen, Colorado 81611
(970)920-5160
jlegfooms@pit.bea



For Roaring Fork Club, LP
Petitioner