

<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>STEAMBOAT INVESTMENTS CORP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ROUTT COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Consultus Asset Valuation Steve Letman</p> <p>Address: 16A Inverness Place East Englewood, CO 80111</p> <p>Phone Number: (303) 770-2420</p>	<p><b>Docket Number: 42373</b></p>
<p><b>ORDER ON STIPULATION</b></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.: R2083580+2**

**Category: Valuation                      Property Type: Commercial**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The Routt County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 2<sup>nd</sup> day of November, 2003.

This decision was put on the record

November 28, 2003

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

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

*Debra A Baumbach*

Debra A. Baumbach

*Jackie J. Brown*  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 42373

Multiple County Schedule Numbers: R2083580, R3204495 & R3253239

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**STIPULATION (As to Tax Year 2003 Actual Values)**

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**STEAMBOAT INVESTMENTS CORP,**

Petitioner,

vs.

**ROUTT COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth below.

R2083580	Imp Only on US Forest Land in Sec 26-6-84 Cafe & Term at Thunderhead
R3204495	Imp Only on US Forest Land NW4SW4 Sec 23-6-84
R3253239	Lot 9 Blk 1 Ski Trail No. 3

2. The subject properties currently are classified as set forth below.

R2083580	Commercial
R3204495	Commercial
R3253239	Vacant

3. The table below reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

R2083580	\$5,624,730.00
R3204495	\$650,560.00
R3253239	\$390,000.00
Total:	\$6,665,290.00

4. The table below reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

R2083580	\$5,624,730.00
R3204495	\$650,560.00
R3253239	\$390,000.00
Total:	\$6,665,290.00

5. After further review and negotiation, Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on the table below.

R2083580	\$5,624,730.00
R3204495	\$650,560.00
R3253239	\$331,500.00
Total:	\$6,606,790.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

7. The reason for the values of the subject properties as reflected in this stipulation are as follows:

- a. As part of this Stipulation, Petitioner has withdrawn its appeal on County Schedule Numbers R2083580 and R3204495. Therefore, the actual values for County Schedule Numbers R2083580 and R3204495 for tax year 2003 remain as assigned by the Assessor and upheld by the Respondent.
- b. The reduction in value on County Schedule Number R3253239 is the result of a 15% adjustment to account for the burden of a gondola easement.

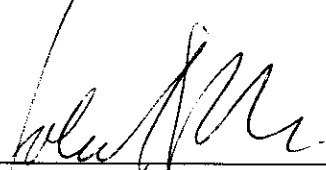
8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 19<sup>th</sup> day of November, 2003.



Petitioner

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County Attorney for Respondent,  
Board of Equalization

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County Assessor

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