

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45639</b>
Petitioner: <b>STEAMBOAT SKI &amp; RESORT CORP.,</b>  v.  Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R6253788**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,500,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 10th day of February 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 9, 2006

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*Karen E Hart*

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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*

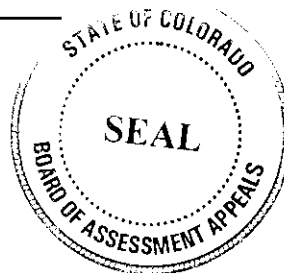
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Debra A. Baumbach

*Keela Steele*

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Keela Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>STEAMBOAT SKI &amp; RESORT CORP,</b>  v.  Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION.</b>	
ATTORNEY FOR RESPONDENT:  John D. Merrill, Reg. No. 19505 Routt County Attorney 136 - 6 <sup>th</sup> Street P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone Number: (970) 870-5317 Fax Number: (970) 870-5381	<b>Docket Number: 45639</b>  Single County Schedule Number: R6253788  2006 FEB -9 AM 9:02 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
<b>STIPULATION (As to Tax Year 2005 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, 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 property subject to this Stipulation is described as: Lot G, Ski Hill Subdivision
2. The subject property currently is classified as Commercial.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$3,200,000.00
Improvements	<u>1,680,000.00</u>
Total	\$4,880,000.00

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

Land	\$3,200,000.00
Improvements	<u>1,680,000.00</u>
Total	\$4,880,000.00

5. After further review and negotiation, Petitioner and Respondent agree to the following actual value for the subject property for tax year 2005:

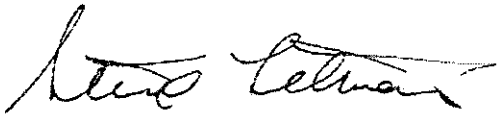
Land	\$2,499,000.00
Improvements	<u>1,000.00</u>
Total	\$2,500,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

7. The reduction in the actual value for the subject property for tax year 2005 is to recognize the effect on the value of a parking easement agreement in favor of the Sheraton which creates an encumbrance on the subject property. Both parties were unaware of the parking easement agreement until it was recently discovered during an exchange of information.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 1, 2006 at 8:30 a.m. be vacated.

DATED this 7<sup>th</sup> day of February, 2006.

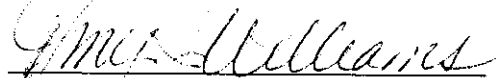


Petitioner

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(303) 770-2420



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County Assessor  
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Routt County Assessor  
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