

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 51473**

Petitioner:

**LAZIER TIVOLI , LLC,**

v.

Respondent:

**EAGLE COUNTY BOARD OF COMMISSIONERS.**

**ORDER ON STIPULATION**

**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.: R008874A**

**Category: Abatement      Property Type: Commercial Real**

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

**Total Value:            \$16,303,330**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 14th day of September 2009.

**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

*Toni Rigirozzi*

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 51473 and 51474  
Single County Schedule Number: R008874A and R008874AA

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STIPULATION (As to Tax Years 2007 and 2008 Actual Value)

**LAZIER TIVOLI, LLC,**

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2007 and 2008 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:

**000386 Hanson Ranch Road  
Vail Village Fil 5 Blk 2 Lot E**

2. The subject property is classified as **Commercial/Residential**
3. The County Assessor originally assigned the following actual value to the subject property for tax years 2007 and 2008:

Land	\$ 3,895,760
Improvements	\$ 13,213,240
Total	\$ 17,109,000

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

Land	\$ 3,895,760
Improvements	\$ 14,380,500
Total	\$ 18,276,260

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5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax years 2007 and 2008 actual value for the subject property:

Residential Land	\$ 1,324,560
Residential Improvements	\$ 2,478,770
Commercial Land	\$ 2,571,200
Commercial Improvements	\$ <u>9,928,800</u>
Total	\$ 16,303,330

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

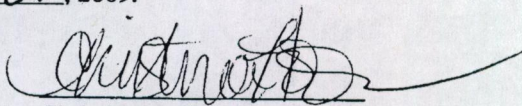
**After settlement conference on August 18, 2009, Assessor and Petitioner agreed upon this value for 2007 and 2008 based on the fact that the newly opened hotel had not reached stabilized income as well as that the penthouse unit was partially complete on the assessment date.**

7. The valuation, as established above, shall be binding only with respect to tax years 2007 and 2008.

8. A hearing has been scheduled before the Board of Assessment Appeals on Docket No. 51473 for September 28, 2009 at 8:30 a.m. and on Docket No. 51474 for September 29, 2009 at 8:30 a.m.

Dated this 10<sup>th</sup> day of September, 2009.

  
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