

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 51475

Petitioner:

CHRISTIANA, LTD.,

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.: R039995

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:

Total Value: \$4,350,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 07-08 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: 51475
Single County Schedule Number: R039995

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

CHRISTIANIA, LTD.,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

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:

**000356 Hanson Ranch Road #1
Christiania at Vail Unit 1**

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

Land	\$ 2,689.720
Improvements	\$ 3,162,820
Total	\$ 5,852,540

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

Land	\$ 2,689.720
Improvements	\$ 3,162,820
Total	\$ 5,852,540

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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:

Land	\$ 2,689,720
Improvements	\$ 1,660,280
Total	\$ 4,350,000

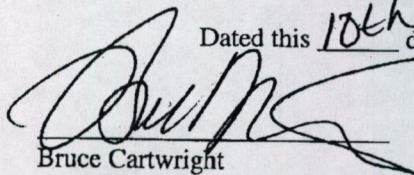
6. Brief narrative as to why the reduction was made:

The Petitioner and the Assessor agreed upon this value for tax year 2007 and 2008 during a settlement conference on September 1, 2009.

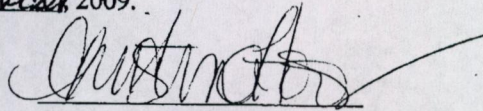
7. The valuation, as established above, shall be binding only with respect to tax years 2007 and 2008.

8. A hearing has been scheduled before the Board of Assessment Appeals for September 29, 2009 at 8:30 a.m.

Dated this 10th day of September, 2009.



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