

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52774
Petitioner: RAL MOUNTAIN VILLAGE LLC, v. Respondent: SAN MIGUEL COUNTY BOARD OF EQUALIZATION.	
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.: R1080090001

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$97,676,250
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 24th day of November 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.

Melissa Nord

Melissa Nord

Debra A Baumbach

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 52774

Single County Schedule Number: R1080090001

STIPULATION (As to Tax Year 2009 Actual Value)

RAL Mountain Village Lodging, LLC

Petitioner,

vs.

San Miguel COUNTY BOARD OF EQUALIZATION,

Respondent.

2009 NOV 23 AM 9:05

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
Mixed residential/commercial condominiums

2. The subject property is classified as residential/comm'l (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$ 13,433,730 .00
Improvements	\$ 69,965,392 .00
Total	\$ 83,399,122 .00

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

Land	\$ 13,433,730 .00
Improvements	\$ 69,965,392 .00
Total	\$ 83,399,122 .00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$ <u>13,433,730.00</u>
Improvements	\$ <u>84,242,520.00</u>
Total	\$ <u>97,676,250.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

Subject was originally valued as commercial only property.
Through negotiation property will be re-classified residential
and commercial. Total actual value will increase with
reclassification. See Attachment A for value breakdown.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on not scheduled (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 8th day of November, 2009.

Steve Letman
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

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Steve Letman/Consultus Asset
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San Miguel Board of Equalization
PO Box 1170
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Telephone: 970 728-3844

[Signature]
County Assessor

Address:
Peay Kanter
P.O. Box 506
Telluride, CO 81435
Telephone: 970 728-3174

Docket Number 52774

Attachment A

[2009 Tax Year]

RAL Mountain Village Lodging, LLC
R1080090001

PROPERTY TYPE	LAND	IMPS	TAV
Residential Condos	\$12,359,030	\$82,140,970	\$94,500,000
Residential Parking		\$ 990,000	\$ 990,000
Total Residential	\$12,359,030	\$83,130,970	\$95,490,000

Commercial Condos	\$ 1,074,700	\$ 1,025,300	\$ 2,100,000
Commercial Parking		\$ 86,250	\$ 86,250
Total Commercial	\$ 1,074,700	\$ 1,111,550	\$ 2,186,250

TOTAL ALL	\$13,433,730	\$84,242,520	\$97,676,250
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