

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53002
Petitioner: STARWOOD STEAMBOAT LLC, v. Respondent: ROUTT 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.: R6256925

Category: Valuation Property Type: Vacant Land
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: \$2,582,400
 (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 Routt County Assessor is directed to change his/her records accordingly.



DATED AND MAILED this 12th day of April 2010.

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

Melissa Nord

Melissa Nord



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 53002

Single County Schedule Number: R6256925

STIPULATION (As to Tax Year 2009 Actual Value)

STARWOOD STEAMBOAT LLC

Petitioner,

vs.

ROUTT COUNTY BOARD OF EQUALIZATION,

Respondent.

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:

TR IN SE4NE4, NE4SE4 SEC 21-6-84, TR IN NW4NW4, SW4NW4, NW4SW4
SEC 22-6-84. ALL SOUTH OF STEAMBOAT BLVD
TOTAL: +/-64.56AC

2. The subject property is classified as COMMERCIAL (what type of property).

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

Land	\$	6,456,000.00
Improvements	\$	0.00
Total	\$	<u>6,456,000.00</u>

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

Land	\$	6,456,000.00
Improvements	\$	0.00
Total	\$	<u>6,456,000.00</u>

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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>2,582,400.00</u>
Improvements	\$	<u>0.00</u>
Total	\$	<u>2,582,400.00</u>

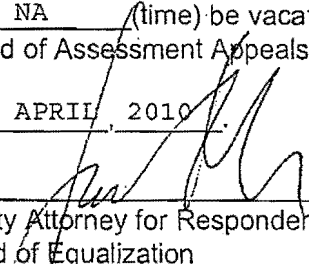
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made:
A closer analysis of market activity, property characteristics and approaches to value supports the value conclusion.

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

DATED this 6th day of APRIL, 2010


Petitioner(s) or Agent or Attorney

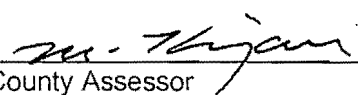

County Attorney for Respondent,
Board of Equalization

Address:
RONALD LOSER
1099 18TH STREET, SUITE 2600
DENVER, CO 80202

Telephone: (303) 297-~~2750~~ 2600

Address:
ROUTE COUNTY ATTORNEY
522 LINCOLN AVENUE
P.O. BOX 773598
STEAMBOAT SPRINGS, CO 80477

Telephone: (970) 870-5317


County Assessor

Address:
522 LINCOLN AVENUE
P.O. BOX 773210
STEAMBOAT SPRINGS, CO 80477

Telephone: (970) 870-5544

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