

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 53223</b></p>
<p>Petitioner: <b>VAIL PLAZA DEVELOPMENT LLC,</b></p> <p>v.</p> <p>Respondent: <b>EAGLE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R060285+50**

**Category: Valuation      Property Type: Mixed Use**
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:            \$130,458,720**

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

**DATED AND MAILED** this 14th day of January 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

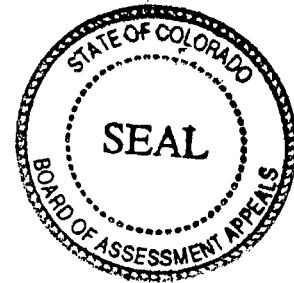
\_\_\_\_\_  
Karen E. Hart

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*CM*  
\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2011 JAN -5 PM 12: 34

Docket Number: 53223  
Multiple Schedule Numbers: (As set forth in Exhibit A)

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RECEIVED

STIPULATION (As to Tax Year 2009 Actual Values)

JAN 3 2011

**VAIL PLAZA DEVELOPMENT LLC,**

EAGLE COUNTY ATTORNEY

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding tax year 2009 valuations of the subject properties, 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 properties subject to this Stipulation are described as:

**Vail Plaza Hotel Resort Club  
16 Vail Road**

2. The subject properties classified as **Commercial** are schedule numbers: R060337 through R060347. The subject properties classified as **Residential** are schedule numbers: R060285, R060286, R060287, R060288, R060290, R060291, R060292, R060293, R060294, R060296, R060298, R060300, R060302, R060303, R060305, R060306, R060307, R060308, R060310, R060312, R060313, R060314, R060316, R060318, R060319, R060320, R060321, R060322, R060323, R060324, R060325, R060326, R060328, R060329, R060330, R060331, R060333, R060334, and R060335.

3. Attachment "A" reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.

4. The values were not changed by the Eagle County Board of Equalization.

5. After review and negotiation, Petitioner and County Board of Equalization agree to the actual values for tax year 2009 for the subject properties as shown in Attachment "A".


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

**The stipulated values were recommended by the Eagle County Assessor's Office and accepted by the Petitioner during pre-hearing negotiations.**

7. The stipulated values, as established by Attachment "A", shall be binding only with respect to tax year 2009.

6. A hearing has been scheduled before the Board of Assessment Appeals for January 12, 2011 at 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 3<sup>rd</sup> day of January, 2010.

  
\_\_\_\_\_  
Jodi Sullivan  
Duff and Phelps  
950 17<sup>th</sup> Street, Suite 2000  
Denver, CO 80202

  
\_\_\_\_\_  
Christina Hooper  
Assistant County Attorney  
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(970) 328-8685

VAIL PLAZA  
2009 STIPULATION  
DOCKET #53223

ATTACHMENT A

ACCT	ASSESSOR LEVEL		
	2009 LAND	2009 IMPS	2009 TOTAL
R060285	\$261,310	\$1,925,700	\$2,187,010
R060286	\$251,320	\$1,852,470	\$2,103,790
R060287	\$251,320	\$1,852,470	\$2,103,790
R060288	\$484,990	\$3,566,030	\$4,051,020
R060290	\$260,920	\$1,922,830	\$2,183,750
R060291	\$247,600	\$1,825,190	\$2,072,790
R060292	\$348,830	\$2,567,530	\$2,916,360
R060293	\$291,070	\$2,143,950	\$2,435,020
R060294	\$295,730	\$2,178,130	\$2,473,860
R060296	\$397,740	\$2,926,210	\$3,323,950
R060298	\$378,790	\$2,787,210	\$3,166,000
R060300	\$392,100	\$2,984,850	\$3,276,950
R060302	\$392,100	\$2,884,850	\$3,276,950
R060303	\$306,540	\$2,257,380	\$2,563,920
R060305	\$279,360	\$2,058,080	\$2,337,440
R060306	\$388,340	\$2,857,280	\$3,245,620
R060307	\$382,270	\$2,812,770	\$3,195,040
R060308	\$417,510	\$3,071,230	\$3,488,740
R060310	\$389,710	\$2,867,340	\$3,257,050
R060312	\$360,930	\$2,656,270	\$3,017,200
R060313	\$364,650	\$2,683,550	\$3,048,200
R060314	\$383,250	\$2,819,950	\$3,203,200
R060316	\$365,630	\$2,690,730	\$3,056,360
R060318	\$201,040	\$1,483,740	\$1,684,780
R060319	\$270,350	\$1,992,030	\$2,262,380
R060320	\$373,660	\$2,749,600	\$3,123,260
R060321	\$370,520	\$2,726,620	\$3,097,140
R060322	\$370,920	\$2,729,490	\$3,100,410
R060323	\$206,560	\$1,524,230	\$1,730,790
R060324	\$356,030	\$2,620,370	\$2,976,400
R060325	\$347,620	\$2,558,630	\$2,906,250
R060326	\$423,940	\$3,118,330	\$3,542,270
R060328	\$350,790	\$2,581,890	\$2,932,680
R060329	\$373,260	\$2,746,720	\$3,119,980
R060330	\$278,770	\$2,053,780	\$2,332,550
R060331	\$411,450	\$3,026,710	\$3,438,160
R060333	\$372,130	\$2,738,390	\$3,110,520
R060334	\$352,550	\$2,594,810	\$2,947,360
R060335	\$1,078,840	\$7,920,920	\$8,999,760
R060336	\$280,140	\$2,054,350	\$2,334,490
R060337	\$3,277,560	\$9,189,140	\$12,466,700
R060338	\$200,080	\$0	\$200,080
R060339	\$76,560	\$216,450	\$293,010
R060340	\$53,170	\$6,320	\$59,490
R060341	\$354,640	\$992,770	\$1,347,410
R060342	\$153,340	\$430,220	\$583,560
R060343	\$76,560	\$202,860	\$279,420
R060344	\$498,300	\$1,394,150	\$1,892,450
R060345	\$402,600	\$1,117,710	\$1,520,310

R060346	\$277,860	\$779,910	\$1,057,770
R060347	\$498,300	\$1,412,500	\$1,910,800
Totals	\$20,179,550	\$121,054,640	\$141,234,190

VAIL PLAZA  
2009 STIPULATION  
DOCKET #53223

ATTACHMENT B

ACCT	BOE VALUATION		
	2009 LAND	2009 IMPS	2009 TOTAL
R060285	\$261,310	\$1,925,700	\$2,187,010
R060286	\$251,320	\$1,852,470	\$2,103,790
R060287	\$251,320	\$1,852,470	\$2,103,790
R060288	\$484,990	\$3,566,030	\$4,051,020
R060290	\$260,920	\$1,922,830	\$2,183,750
R060291	\$247,600	\$1,825,190	\$2,072,790
R060292	\$348,830	\$2,567,530	\$2,916,360
R060293	\$291,070	\$2,143,950	\$2,435,020
R060294	\$295,730	\$2,178,130	\$2,473,860
R060296	\$397,740	\$2,926,210	\$3,323,950
R060298	\$378,790	\$2,787,210	\$3,166,000
R060300	\$392,100	\$2,884,850	\$3,276,950
R060302	\$392,100	\$2,884,850	\$3,276,950
R060303	\$306,540	\$2,257,380	\$2,563,920
R060305	\$279,360	\$2,058,080	\$2,337,440
R060306	\$388,340	\$2,857,280	\$3,245,620
R060307	\$382,270	\$2,812,770	\$3,195,040
R060308	\$417,510	\$3,071,230	\$3,488,740
R060310	\$389,710	\$2,867,340	\$3,257,050
R060312	\$360,930	\$2,656,270	\$3,017,200
R060313	\$364,650	\$2,683,550	\$3,048,200
R060314	\$383,250	\$2,819,950	\$3,203,200
R060316	\$365,630	\$2,690,730	\$3,056,360
R060318	\$201,040	\$1,483,740	\$1,684,780
R060319	\$270,350	\$1,992,030	\$2,262,380
R060320	\$373,660	\$2,749,600	\$3,123,260
R060321	\$370,520	\$2,726,620	\$3,097,140
R060322	\$370,920	\$2,729,490	\$3,100,410
R060323	\$206,560	\$1,524,230	\$1,730,790
R060324	\$356,030	\$2,620,370	\$2,976,400
R060325	\$347,620	\$2,558,630	\$2,906,250
R060326	\$423,940	\$3,118,330	\$3,542,270
R060328	\$350,790	\$2,581,890	\$2,932,680
R060329	\$373,260	\$2,746,720	\$3,119,980
R060330	\$278,770	\$2,053,780	\$2,332,550
R060331	\$411,450	\$3,026,710	\$3,438,160
R060333	\$372,130	\$2,738,390	\$3,110,520
R060334	\$352,550	\$2,594,810	\$2,947,360
R060335	\$1,078,840	\$7,920,920	\$8,999,760
R060336	\$280,140	\$2,054,350	\$2,334,490
R060337	\$3,277,560	\$9,189,140	\$12,466,700
R060338	\$200,080	\$0	\$200,080
R060339	\$76,560	\$216,450	\$293,010
R060340	\$53,170	\$6,320	\$59,490
R060341	\$354,640	\$992,770	\$1,347,410
R060342	\$153,340	\$430,220	\$583,560
R060343	\$76,560	\$202,860	\$279,420

R060344	\$498,300	\$1,394,150	\$1,892,450
R060345	\$402,600	\$1,117,710	\$1,520,310
R060346	\$277,860	\$779,910	\$1,057,770
R060347	\$498,300	\$1,412,500	\$1,910,800
	\$20,179,550	\$121,054,640	\$141,234,190



**VAIL PLAZA  
2009 STIPULATION  
DOCKET #53223**

**ATTACHMENT C  
STIPULATED VALUE**

<b>ACCT</b>	<b>2009 LAND</b>	<b>2009 IMPS</b>	<b>2009 TOTAL</b>
R060285	\$242,880	\$1,781,120	\$2,024,000
R060286	\$233,090	\$1,709,310	\$1,942,400
R060287	\$233,090	\$1,709,310	\$1,942,400
R060288	\$459,460	\$3,369,340	\$3,828,800
R060290	\$242,500	\$1,778,300	\$2,020,800
R060291	\$229,440	\$1,682,560	\$1,912,000
R060292	\$328,700	\$2,410,500	\$2,739,200
R060293	\$272,060	\$1,995,140	\$2,267,200
R060294	\$275,710	\$2,021,890	\$2,297,600
R060296	\$375,740	\$2,755,460	\$3,131,200
R060298	\$358,080	\$2,625,920	\$2,984,000
R060300	\$371,140	\$2,721,660	\$3,092,800
R060302	\$371,140	\$2,721,660	\$3,092,800
R060303	\$287,230	\$2,106,370	\$2,393,600
R060305	\$261,500	\$1,917,700	\$2,179,200
R060306	\$366,530	\$2,687,870	\$3,054,400
R060307	\$360,580	\$2,644,220	\$3,004,800
R060308	\$395,140	\$2,897,660	\$3,292,800
R060310	\$367,870	\$2,697,730	\$3,065,600
R060312	\$339,650	\$2,490,750	\$2,830,400
R060313	\$343,300	\$2,517,500	\$2,860,800
R060314	\$361,540	\$2,651,260	\$3,012,800
R060316	\$344,260	\$2,524,540	\$2,868,800
R060318	\$184,700	\$1,354,500	\$1,539,200
R060319	\$252,670	\$1,852,930	\$2,105,600
R060320	\$352,130	\$2,582,270	\$2,934,400
R060321	\$349,060	\$2,559,740	\$2,908,800
R060322	\$349,440	\$2,562,560	\$2,912,000
R060323	\$191,040	\$1,400,960	\$1,592,000
R060324	\$334,850	\$2,455,550	\$2,790,400
R060325	\$326,590	\$2,395,010	\$2,721,600
R060326	\$400,510	\$2,937,090	\$3,337,600
R060328	\$330,620	\$2,424,580	\$2,755,200
R060329	\$351,740	\$2,579,460	\$2,931,200
R060330	\$260,930	\$1,913,470	\$2,174,400
R060331	\$389,180	\$2,854,020	\$3,243,200
R060333	\$351,550	\$2,578,050	\$2,929,600
R060334	\$332,350	\$2,437,250	\$2,769,600
R060335	\$1,010,520	\$7,410,480	\$8,421,000
R060336	\$280,140	\$2,054,350	\$2,334,490
R060337	\$3,277,560	\$7,233,750	\$10,511,310
R060338	\$169,450	\$0	\$169,450
R060339	\$76,560	\$171,230	\$247,790
R060340	\$48,870	\$2,150	\$51,020
R060341	\$354,640	\$780,470	\$1,135,110
R060342	\$153,340	\$338,600	\$491,940
R060343	\$76,560	\$158,480	\$235,040

R060344	\$498,300	\$1,097,780	\$1,596,080
R060345	\$402,600	\$878,080	\$1,280,680
R060346	\$277,860	\$613,100	\$890,960
R060347	\$498,300	\$1,112,350	\$1,610,650
\$0	\$19,302,690	\$111,156,030	\$130,458,720