

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53235</b>
Petitioner: <b>CHRISTIANIA, LTD.,</b>  v.  Respondent: <b>EAGLE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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: 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:            \$4,350,000**

(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 23rd day of December 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

*Melissa Nord*

Melissa Nord

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: N/A  
Single County Schedule Number: R039995

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STIPULATION (As to Tax Year 2009 Actual Value)

**CHRISTIANA, LTD.**

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner 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 and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as

**356 Hanson Ranch Road #1  
Christiana 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 year 2009:

Land	\$	2,689,720.00
Improvements	\$	3,162,820.00
Total	\$	5,852,540.00

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

Land	\$	2,689,720.00
Improvements	\$	3,162,820.00
Total	\$	5,852,540.00

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

Land	\$	2,689,720.00
Improvements	\$	1,660,280.00
Total	\$	4,350,000.00

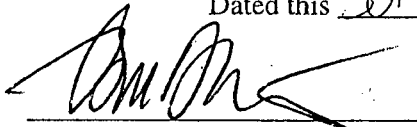
6. Brief narrative as to why the reduction was made:

**The parties agree that the subject property's value should be reduced as shown above for tax year 2009.**

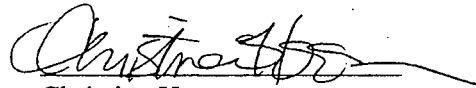
7. The valuation, as established above, shall be binding only with respect to tax year 2009.

8. A hearing has not been scheduled before the Board of Assessment Appeal.

Dated this 30<sup>th</sup> day of October, 2009.



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Docket Number N/A  
File No. E-2009-2592