

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58250
Petitioner: ROARING FORK CLUB LLC, v. Respondent: PITKIN 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.: R016493+3

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$10,400,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 1st day of April 2015.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

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.

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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County Schedule Number R016493 + 3
Docket Number 58250

STIPULATION (As To Tax Year 2011 Actual Value)

Roaring Fork Club, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Roaring Fork Club, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this stipulation are described as:

Schedule# R016493, Roaring Fork Club P.U.D, Block 1, Lot 4
Schedule# R016513, Roaring Fork Club P.U.D, Block 2, Lot 3
Schedule# R016542, Roaring Fork Club P.U.D, Block 2, Lot FL
Schedule# R006911, Metes and Bounds

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

Schedule# R016493	\$12,151,700
Schedule# R016513	\$ 6,158,900
Schedule# R016542	\$ 687,800
Schedule# R006911	<u>\$ 20,000</u>
Total	\$19,018,400

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

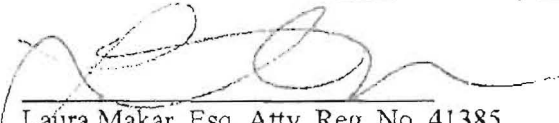
Schedule# R016493	\$ 6,000,000
Schedule# R016513	\$ 3,700,000
Schedule# R016542	\$ 680,000
Schedule# R006911	\$ 20,000
Total	\$10,400,000

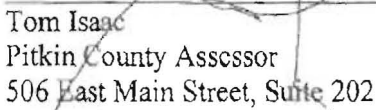
4. The valuation, as established above, shall be binding with respect to tax year 2011 and 2012.

5. In any proceeding or dispute between the parties regarding the actual value of the Subject Properties for tax years after 2012, neither party will offer into evidence or otherwise use for any purpose this Stipulation or the stipulated value of the subject properties for tax year 2011 and 2012, it being understood and agreed that this Stipulation represents a compromise of disputed claims and is not an admission by either party.

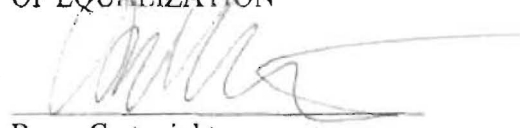
6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

Dated this 3rd day of March, 2015.


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