

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket No. 58256
Petitioner: BASE VILLAGE OWNER LLC, v. Respondent: PITKIN COUNTY BOARD OF EQUALIZATION	
ORDER	

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:

See paragraph 1 of the Stipulation.
2. Petitioner is protesting the 2011 actual value assigned to the various schedule numbers that comprise the subject property.
3. Petitioner is also protesting the allocation of actual value between residential classification and commercial classification for schedule numbers R020156 and R020157.
4. The parties agreed that the 2011 actual value assigned to the various schedule numbers that comprise the subject property and the allocation of actual value between residential and commercial classification for schedule numbers R020156 and R020157 should be as follows:

See paragraph 3 of the Stipulation.
5. The Stipulation results in a reduction of the overall assessed value of the subject property.

6. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2011 actual value assigned to the various schedule numbers that comprise the subject property as set forth in paragraph 3 of the Stipulation. Respondent is also ordered to change the allocation of actual value between residential classification and commercial classification for schedule numbers R020156 and R020157 as set forth in paragraph 3 of the Stipulation.

Dated this 31 day of July, 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

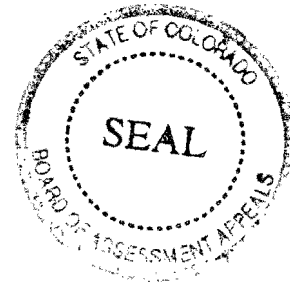
Debra A Baumbach

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**

County Schedule Number R020156, R020157, R020820, R020822, R020825, R020826,
R020827, R020828, R020833, R020834, R020835, R020836, R020837, R020838,
R020839, R021013, R021014, R021015, R021019, R021020, R021207
Docket Number 58256

STIPULATION (As To Tax Year 2011 Actual Value)

Base Village Owner, LLC

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Base Village Owner, 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 is described as:

Sch#	Legal
R020156	BASE VILLAGE PUD Lot: 2
R020157	BASE VILLAGE PUD Lot: 3
Commercial Condos	
R020820	BUILDING 3 CONDO Unit: 1100, SOUTH
R020822	BUILDING 3 CONDO Unit: 1200, SOUTH
R020825	BUILDING 3 CONDO Unit: 1110, NORTH
R020826	BUILDING 3 CONDO Unit: 1112, NORTH
R020827	BUILDING 3 CONDO Unit: 1114, NORTH
R020828	BUILDING 3 CONDO Unit: 1210, NORTH
R020833	CAPITOL PEAK LODGE CONDO Unit: 3101, BLDG 2A

R020834 CAPITOL PEAK LODGE CONDO Unit: 3102, BLDG 2A
 R020835 CAPITOL PEAK LODGE CONDO Unit: 3103 , BLDG 2A
 R020836 CAPITOL PEAK LODGE CONDO Unit: 3104, BLDG 2A
 R020837 CAPITOL PEAK LODGE CONDO Unit: 3105, BLDG 2A
 R020838 CAPITOL PEAK LODGE CONDO Unit: 3106, BLDG 2A
 R020839 CAPITOL PEAK LODGE CONDO Unit: 3108, BLDG 2A
 R021013 CAPITOL PEAK LODGE CONDO Unit: 3109 , BLDG 2B
 R021014 CAPITOL PEAK LODGE CONDO Unit: 3110, BLDG 2B
 R021015 CAPITOL PEAK LODGE CONDO Unit: 3111 , BLDG 2B
 R021019 CAPITOL PEAK LODGE CONDO Unit: 3212, BLDG 2B
 R021020 CAPITOL PEAK LODGE CONDO Unit: 3213, BLDG 2B
 R021207 CAPITOL PEAK LODGE CONDO Unit: 3120, BLDG 2C

in Pitkin County Assessor's Office records.

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

Sch#	Legal	2011 Value	Residential	Commercial	total assessed
R020156	BASE VILLAGE PUD Lot: 2	\$13,552,900	\$11,384,400	\$2,168,500	\$1,535,060
R020157	BASE VILLAGE PUD Lot: 3	\$23,118,700	\$17,941,700	\$5,177,000	\$2,929,490

	Commercial Condos	Actual Value
R020820	BUILDING 3 CONDO Unit: 1100, SOUTH	\$951,300
R020822	BUILDING 3 CONDO Unit: 1200, SOUTH	\$345,700
R020825	BUILDING 3 CONDO Unit: 1110 , NORTH	\$329,600
R020826	BUILDING 3 CONDO Unit: 1112 , NORTH	\$303,000
R020827	BUILDING 3 CONDO Unit: 1114 , NORTH	\$325,900
R020828	BUILDING 3 CONDO Unit: 1210 , NORTH	\$470,300
R020833	CAPITOL PEAK LODGE CONDO Unit: 3101, BLDG 2A	\$1,168,900
R020834	CAPITOL PEAK LODGE CONDO Unit: 3102, BLDG 2A	\$352,200
R020835	CAPITOL PEAK LODGE CONDO Unit: 3103 , BLDG 2A	\$257,800
R020836	CAPITOL PEAK LODGE CONDO Unit: 3104, BLDG 2A	\$349,200
R020837	CAPITOL PEAK LODGE CONDO Unit: 3105, BLDG 2A	\$515,800
R020838	CAPITOL PEAK LODGE CONDO Unit: 3106, BLDG 2A	\$1,959,400
R020839	CAPITOL PEAK LODGE CONDO Unit: 3108, BLDG 2A	\$284,200
R021013	CAPITOL PEAK LODGE CONDO Unit: 3109 , BLDG 2B	\$333,900
R021014	CAPITOL PEAK LODGE CONDO Unit: 3110, BLDG 2B	\$246,800
R021015	CAPITOL PEAK LODGE CONDO Unit: 3111 , BLDG 2B	\$190,300
R021019	CAPITOL PEAK LODGE CONDO Unit: 3212, BLDG 2B	\$407,700
R021020	CAPITOL PEAK LODGE CONDO Unit: 3213, BLDG 2B	\$306,300
R021207	CAPITOL PEAK LODGE CONDO Unit: 3120, BLDG 2C	\$467,000

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:

Sch#	Legal	2011 Value	Residential	Commercial	total assessed
R020156	BASE VILLAGE PUD Lot: 2	\$25,499,300	\$14,725,000	\$774,300	\$1,396,660
R020157	BASE VILLAGE PUD Lot: 3	\$22,785,200	\$20,000,000	\$2,785,200	\$2,399,710
	<u>Commercial Condos</u>	<u>Actual Value</u>			
R020820	BUILDING 3 CONDO Unit: 1100, SOUTH	\$951,300	No Change		
R020822	BUILDING 3 CONDO Unit: 1200, SOUTH	\$345,700	No Change		
R020825	BUILDING 3 CONDO Unit: 1110 , NORTH	\$329,600	No change		
R020826	BUILDING 3 CONDO Unit: 1112 , NORTH	\$303,000	No Change		
R020827	BUILDING 3 CONDO Unit: 1114 , NORTH	\$248,900			
R020828	BUILDING 3 CONDO Unit: 1210 ,NORTH	\$359,100			
R020833	CAPITOL PEAK LODGE CONDO Unit: 3101, BLDG 2A	\$809,400			
R020834	CAPITOL PEAK LODGE CONDO Unit: 3102, BLDG 2A	\$284,600			
R020835	CAPITOL PEAK LODGE CONDO Unit: 3103 , BLDG 2A	\$208,250			
R020836	CAPITOL PEAK LODGE CONDO Unit: 3104, BLDG 2A	\$282,100			
R020837	CAPITOL PEAK LODGE CONDO Unit: 3105, BLDG 2A	\$515,800	No Change		
R020838	CAPITOL PEAK LODGE CONDO Unit: 3106, BLDG 2A	\$1,761,600			
R020839	CAPITOL PEAK LODGE CONDO Unit: 3108, BLDG 2A	\$284,200	No Change		
R021013	CAPITOL PEAK LODGE CONDO Unit: 3109 , BLDG 2B	\$192,675			
R021014	CAPITOL PEAK LODGE CONDO Unit: 3110, BLDG 2B	\$246,800	No Change		
R021015	CAPITOL PEAK LODGE CONDO Unit: 3111 , BLDG 2B	\$190,300	No Change		
R021019	CAPITOL PEAK LODGE CONDO Unit: 3212, BLDG 2B	\$407,700	No Change		
R021020	CAPITOL PEAK LODGE CONDO Unit: 3213, BLDG 2B	\$306,300	No Change		
R021207	CAPITOL PEAK LODGE CONDO Unit: 3120, BLDG 2C	\$467,000	No Change		

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 tax year 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.

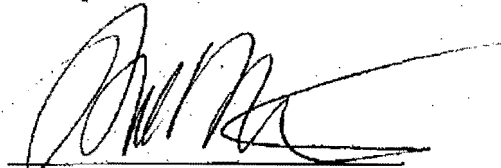
Dated this 25th day of May, 2012.

Michelle B. Whisler

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