

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58940
Petitioner: ONE SKI HILL PLACE LLC, v. Respondent: SUMMIT 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.: 6514417+50

Category: Valuation Property Type: Residential
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: \$71,934,628

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

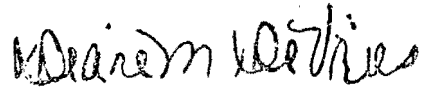
ORDER:

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

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

DATED AND MAILED this 10th day of February 2012.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

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



Debra A. Baumbach



Cara McKeller

RECEIVED

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

SUMMIT COUNTY ASSESSOR

Docket Number: 58940
Multiple County Schedule Numbers: (As Set Forth in the Attached)

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ST. JAMES

STIPULATION (As to Tax Year 2011 Actual Value)

ONE SKI HILL PLACE LLC,
Petitioner,
vs.
SUMMIT COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation 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:

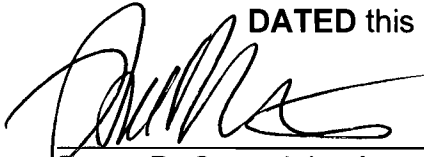
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as residential property.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2011.

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

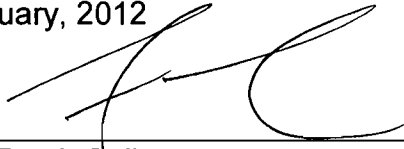
The percentage adjustments for good and excellent views as they relate to unit orientation were recomputed, thereby indicating a lower value for nine of the 51 residential condominium units in this project.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 8, 2012 at 8:30 AM be vacated before the Board of Assessment Appeals.

DATED this 24th day of January, 2012

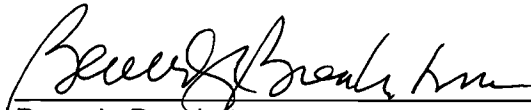


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For One Ski Hill Place LLC
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Frank Celico
Assistant County Attorney for Respondent
Summit County Board of Equalization
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Beverly Breakstone
Summit County Assessor
P O Box 276
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Telephone: 970-453-3480

Docket Number: 58940

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number: 58940

Schedule Number	Land Value	Improvement Value	Total Actual Value
6514417	\$ -	\$ 1,130,792	\$ 1,130,792
6514418	\$ -	\$ 722,905	\$ 722,905
6514420	\$ -	\$ 1,221,124	\$ 1,221,124
6514422	\$ -	\$ 606,971	\$ 606,971
6514423	\$ -	\$ 794,705	\$ 794,705
6514424	\$ -	\$ 795,305	\$ 795,305
6514427	\$ -	\$ 629,771	\$ 629,771
6514429	\$ -	\$ 613,571	\$ 613,571
6514430	\$ -	\$ 1,220,524	\$ 1,220,524
6514431	\$ -	\$ 620,771	\$ 620,771
6514435	\$ -	\$ 794,105	\$ 794,105
6514436	\$ -	\$ 1,390,056	\$ 1,390,056
6514438	\$ -	\$ 1,642,038	\$ 1,642,038
6514439	\$ -	\$ 1,222,324	\$ 1,222,324
6514440	\$ -	\$ 1,427,097	\$ 1,427,097
6514441	\$ -	\$ 1,442,722	\$ 1,442,722
6514442	\$ -	\$ 1,319,390	\$ 1,319,390
6514444	\$ -	\$ 836,210	\$ 836,210
6514447	\$ -	\$ 1,464,322	\$ 1,464,322
6514449	\$ -	\$ 2,258,051	\$ 2,258,051
6514450	\$ -	\$ 1,742,600	\$ 1,742,600
6514451	\$ -	\$ 709,800	\$ 709,800
6514452	\$ -	\$ 1,198,190	\$ 1,198,190
6514453	\$ -	\$ 889,010	\$ 889,010
6514459	\$ -	\$ 1,458,322	\$ 1,458,322
6514461	\$ -	\$ 1,461,322	\$ 1,461,322
6514462	\$ -	\$ 1,494,232	\$ 1,494,232
6514463	\$ -	\$ 1,482,922	\$ 1,482,922
6514464	\$ -	\$ 1,288,790	\$ 1,288,790
6514465	\$ -	\$ 1,286,390	\$ 1,286,390
6514467	\$ -	\$ 1,434,562	\$ 1,434,562
6514468	\$ -	\$ 2,001,902	\$ 2,001,902
6514470	\$ -	\$ 1,592,424	\$ 1,592,424
6514472	\$ -	\$ 1,592,424	\$ 1,592,424
6514473	\$ -	\$ 1,811,288	\$ 1,811,288

6514474	\$	-	\$ 2,486,002	\$ 2,486,002
6514475	\$	-	\$ 1,925,087	\$ 1,925,087
6514476	\$	-	\$ 1,318,762	\$ 1,318,762
6514483	\$	-	\$ 1,594,224	\$ 1,594,224
6514484	\$	-	\$ 873,389	\$ 873,389
6514485	\$	-	\$ 1,596,024	\$ 1,596,024
6514487	\$	-	\$ 2,487,802	\$ 2,487,802
6514489	\$	-	\$ 2,520,802	\$ 2,520,802
6514491	\$	-	\$ 1,989,302	\$ 1,989,302
6514492	\$	-	\$ 1,500,434	\$ 1,500,434
6514493	\$	-	\$ 1,684,154	\$ 1,684,154
6514494	\$	-	\$ 1,683,554	\$ 1,683,554
6514496	\$	-	\$ 1,403,234	\$ 1,403,234
6514499	\$	-	\$ 1,999,502	\$ 1,999,502
6514503	\$	-	\$ 1,683,554	\$ 1,683,554
6514504	\$	-	\$ 2,540,602	\$ 2,540,602
TOTAL	\$	-	\$ 72,883,360	\$ 72,883,360

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number: 58940

Schedule Number	Land Value	Improvement Value	Total Actual Value
6514417	\$ -	\$ 1,130,792	\$ 1,130,792
6514418	\$ -	\$ 722,905	\$ 722,905
6514420	\$ -	\$ 1,221,124	\$ 1,221,124
6514422	\$ -	\$ 606,971	\$ 606,971
6514423	\$ -	\$ 794,705	\$ 794,705
6514424	\$ -	\$ 795,305	\$ 795,305
6514427	\$ -	\$ 629,771	\$ 629,771
6514429	\$ -	\$ 613,571	\$ 613,571
6514430	\$ -	\$ 1,220,524	\$ 1,220,524
6514431	\$ -	\$ 620,771	\$ 620,771
6514435	\$ -	\$ 794,105	\$ 794,105
6514436	\$ -	\$ 1,390,056	\$ 1,390,056
6514438	\$ -	\$ 1,642,038	\$ 1,642,038
6514439	\$ -	\$ 1,222,324	\$ 1,222,324
6514440	\$ -	\$ 1,427,097	\$ 1,427,097
6514441	\$ -	\$ 1,442,722	\$ 1,442,722
6514442	\$ -	\$ 1,319,390	\$ 1,319,390
6514444	\$ -	\$ 836,210	\$ 836,210
6514447	\$ -	\$ 1,464,322	\$ 1,464,322
6514449	\$ -	\$ 2,258,051	\$ 2,258,051
6514450	\$ -	\$ 1,742,600	\$ 1,742,600
6514451	\$ -	\$ 709,800	\$ 709,800
6514452	\$ -	\$ 1,198,190	\$ 1,198,190
6514453	\$ -	\$ 889,010	\$ 889,010
6514459	\$ -	\$ 1,458,322	\$ 1,458,322
6514461	\$ -	\$ 1,461,322	\$ 1,461,322
6514462	\$ -	\$ 1,494,232	\$ 1,494,232
6514463	\$ -	\$ 1,482,922	\$ 1,482,922
6514464	\$ -	\$ 1,288,790	\$ 1,288,790
6514465	\$ -	\$ 1,286,390	\$ 1,286,390
6514467	\$ -	\$ 1,434,562	\$ 1,434,562
6514468	\$ -	\$ 2,001,902	\$ 2,001,902
6514470	\$ -	\$ 1,592,424	\$ 1,592,424
6514472	\$ -	\$ 1,592,424	\$ 1,592,424
6514473	\$ -	\$ 1,811,288	\$ 1,811,288

6514474	\$ -	\$ 2,486,002	\$ 2,486,002
6514475	\$ -	\$ 1,925,087	\$ 1,925,087
6514476	\$ -	\$ 1,318,762	\$ 1,318,762
6514483	\$ -	\$ 1,594,224	\$ 1,594,224
6514484	\$ -	\$ 873,389	\$ 873,389
6514485	\$ -	\$ 1,596,024	\$ 1,596,024
6514487	\$ -	\$ 2,487,802	\$ 2,487,802
6514489	\$ -	\$ 2,520,802	\$ 2,520,802
6514491	\$ -	\$ 1,989,302	\$ 1,989,302
6514492	\$ -	\$ 1,500,434	\$ 1,500,434
6514493	\$ -	\$ 1,684,154	\$ 1,684,154
6514494	\$ -	\$ 1,683,554	\$ 1,683,554
6514496	\$ -	\$ 1,403,234	\$ 1,403,234
6514499	\$ -	\$ 1,999,502	\$ 1,999,502
6514503	\$ -	\$ 1,683,554	\$ 1,683,554
6514504	\$ -	\$ 2,540,602	\$ 2,540,602
TOTAL	\$ -	\$ 72,883,360	\$ 72,883,360

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number: 58940

Schedule Number	Land Value	Improvement Value	Total Actual Value
6514417	\$ -	\$ 1,130,792	\$ 1,130,792
6514418	\$ -	\$ 722,905	\$ 722,905
6514420	\$ -	\$ 1,221,124	\$ 1,221,124
6514422	\$ -	\$ 606,971	\$ 606,971
6514423	\$ -	\$ 794,705	\$ 794,705
6514424	\$ -	\$ 795,305	\$ 795,305
6514427	\$ -	\$ 629,771	\$ 629,771
6514429	\$ -	\$ 613,571	\$ 613,571
6514430	\$ -	\$ 1,220,524	\$ 1,220,524
6514431	\$ -	\$ 620,771	\$ 620,771
6514435	\$ -	\$ 794,105	\$ 794,105
6514436	\$ -	\$ 1,390,056	\$ 1,390,056
6514438	\$ -	\$ 1,642,038	\$ 1,642,038
6514439	\$ -	\$ 1,222,324	\$ 1,222,324
6514440	\$ -	\$ 1,427,097	\$ 1,427,097
6514441	\$ -	\$ 1,442,722	\$ 1,442,722
6514442	\$ -	\$ 1,319,390	\$ 1,319,390
6514444	\$ -	\$ 836,210	\$ 836,210
6514447	\$ -	\$ 1,464,322	\$ 1,464,322
6514449	\$ -	\$ 2,258,051	\$ 2,258,051
6514450	\$ -	\$ 1,742,600	\$ 1,742,600
6514451	\$ -	\$ 709,800	\$ 709,800
6514452	\$ -	\$ 1,198,190	\$ 1,198,190
6514453	\$ -	\$ 889,010	\$ 889,010
6514459	\$ -	\$ 1,458,322	\$ 1,458,322
6514461	\$ -	\$ 1,461,322	\$ 1,461,322
6514462	\$ -	\$ 1,494,232	\$ 1,494,232
6514463	\$ -	\$ 1,482,922	\$ 1,482,922
6514464	\$ -	\$ 1,288,790	\$ 1,288,790
6514465	\$ -	\$ 1,286,390	\$ 1,286,390
6514467	\$ -	\$ 1,434,562	\$ 1,434,562
6514468	\$ -	\$ 1,920,045	\$ 1,920,045
6514470	\$ -	\$ 1,518,670	\$ 1,518,670
6514472	\$ -	\$ 1,518,670	\$ 1,518,670
6514473	\$ -	\$ 1,730,975	\$ 1,730,975

6514474	\$ -	\$ 2,381,045	\$ 2,381,045
6514475	\$ -	\$ 1,925,087	\$ 1,925,087
6514476	\$ -	\$ 1,100,000	\$ 1,100,000
6514483	\$ -	\$ 1,594,224	\$ 1,594,224
6514484	\$ -	\$ 873,389	\$ 873,389
6514485	\$ -	\$ 1,596,024	\$ 1,596,024
6514487	\$ -	\$ 2,487,802	\$ 2,487,802
6514489	\$ -	\$ 2,520,802	\$ 2,520,802
6514491	\$ -	\$ 1,989,302	\$ 1,989,302
6514492	\$ -	\$ 1,500,434	\$ 1,500,434
6514493	\$ -	\$ 1,608,023	\$ 1,608,023
6514494	\$ -	\$ 1,607,584	\$ 1,607,584
6514496	\$ -	\$ 1,240,000	\$ 1,240,000
6514499	\$ -	\$ 1,999,502	\$ 1,999,502
6514503	\$ -	\$ 1,683,554	\$ 1,683,554
6514504	\$ -	\$ 2,540,602	\$ 2,540,602
TOTAL	\$ -	\$ 71,934,628	\$ 71,934,628