

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62180
Petitioner: FERRUCO VAIL VENTURES LLC, v. Respondent: EAGLE 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.: R060337+10

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$14,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 November 2013.

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



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 62180
Multiple County Schedule Numbers

STIPULATION (As to Tax Year 2013 Actual Value)

FERRUCO VAIL VENTURES LLC,

Petitioner,

vs.

EAGLE COUNTY BOARD OF COUNTY COMMISSIONERS,

Respondent.

Petitioner and Respondent (collectively, the "Parties") hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

The Parties agree and stipulate as follows:

1. The property subject to this stipulation is described as:
Residences at the Sebastian
Parcel Nos: 2101-082-85-053 thru 063
Also known as: 16 Vail Road, Vail, Colorado
2. The subject property is classified as **Commercial**.
3. Attachment "A" reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2013.
4. Attachment "B" reflects the actual values of the subject properties, as determined by the Board of Equalization.
5. Attachment "C" reflects the actual values of the subject properties, as agreed upon between Petitioner and Respondent.
6. Brief narrative as to why the reduction was made:

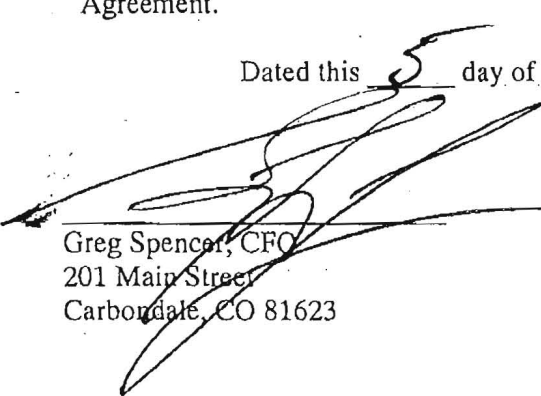
The stipulated value was agreed upon between Petitioner and Eagle County Assessor's office for settlement purposes during pre-hearing discussions.

7. The Parties expressly agree that the settled valuation established herein was accepted by the Parties for settlement purposes only, that they have resolved all disputes giving rise to the tax appeal and Petitioner expressly waives any right it may have to initiate

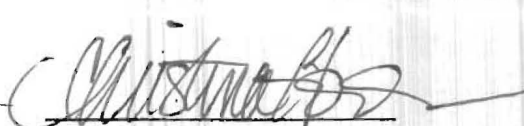
a subsequent valuation protest or abatement petition for tax year 2013 relating to the property. The Parties further stipulate and agree that this Agreement does not constitute an admission of liability; that it does not constitute any factual or legal precedent whatsoever; and that it may not be used as evidence in any subsequent proceeding of any kind, except in an action alleging breach of this stipulation agreement.

8. A hearing has been scheduled before the Board of Assessment Appeals for November 1, 2013 and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 5 day of November 2013.



Greg Spencer, CFO
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Carbondale, CO 81623



Christina Hooper
Assistant County Attorney
P.O. Box 850
Eagle, CO 81631

Owners: Ferruco Vail Ventures LLC

Property: Residences at The Sebastian: Hotel Units

2013 BAA Stipulation Docket No: 62180

Original Valuation

Account	Parcel	2013 Land	2013 Improvements	2013 Total
R060337	2101-082-85-053	\$3,277,560	\$16,325,890	\$19,603,450
R060338	2101-082-85-054	\$47,960	\$431,870	\$479,830
R060339	2101-082-85-055	\$76,560	\$625,110	\$701,670
R060340	2101-082-85-056	\$48,870	\$46,730	\$95,600
R060341	2101-082-85-057	\$354,640	\$1,745,360	\$2,100,000
R060342	2101-082-85-058	\$153,340	\$791,660	\$945,000
R060343	2101-082-85-059	\$76,560	\$589,010	\$665,570
R060344	2101-082-85-060	\$498,300	\$2,581,700	\$3,080,000
R060345	2101-082-85-061	\$402,600	\$2,047,400	\$2,450,000
R060346	2101-082-85-062	\$277,860	\$1,472,140	\$1,750,000
R060347	2101-082-85-063	\$498,300	\$2,581,700	\$3,080,000
Total		\$5,712,550.00	\$29,238,570.00	\$34,951,120.00



Owners: Ferruco Vail Ventures LLC

Property: Residences at The Sebastian: Hotel Units

2013 BAA Stipulation Docket No: 62180

BAA Stipulated Valuation

Account	Parcel	2013 Land	2013 Improvements	2013 Total
R060337	2101-082-85-053	\$3,277,560	\$4,563,840	\$7,841,400
R060338	2101-082-85-054	\$47,960	\$143,840	\$191,800
R060339	2101-082-85-055	\$76,560	\$203,440	\$280,000
R060340	2101-082-85-056	\$48,870	\$8,530	\$57,400
R060341	2101-082-85-057	\$354,640	\$485,360	\$840,000
R060342	2101-082-85-058	\$153,340	\$224,660	\$378,000
R060343	2101-082-85-059	\$76,560	\$190,840	\$267,400
R060344	2101-082-85-060	\$498,300	\$733,700	\$1,232,000
R060345	2101-082-85-061	\$402,600	\$577,400	\$980,000
R060346	2101-082-85-062	\$277,860	\$422,140	\$700,000
R060347	2101-082-85-063	\$498,300	\$733,700	\$1,232,000
Total		\$5,712,550.00	\$8,287,450.00	\$14,000,000.00

