

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62181
Petitioner: VAIL RESIDENTIAL 09 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.: R064791+30

Category: Valuation Property Type: Residential
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: \$131,544,040
 (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 3rd day of December 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



2013 NOV 26 PM 9:20

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 62181

Eagle County Schedule Number: Multiple Schedule Numbers

STIPULATION (As to Tax Year 2013 Actual Value)

VAIL RESIDENTIAL 09 LLC

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

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:
One Vail Road Private Residence Unit
7203, 8201, 8203, 8204, 9201, 9202, 9203, 9204, 9205, 1021, 1022, 1024
One Vail Road Residence Club Unit
3101, 3102, 3103, 4101, 4102, 4103, 5101, 5102, 5103, 5104, 6101, 6102, 6103, 7101, 7104,
7105, 7106, 8181, 8104
Also known as: 1 Vail Rd., Vail, CO
2. The subject property is classified as **Residential**.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013 as detailed in Exhibit A.
4. After a timely appeal to the Board of Equalization (CBOE), the CBOE valued the subject property as detailed in Exhibit B.
5. After review and negotiation, Petitioner and CBOE agree to the following tax year 2013 actual value for the subject property as detailed in Exhibit C.
6. Brief narrative as to why the reduction was made:


The stipulated value was negotiated by the Eagle County Assessor and Petitioner for settlement purposes and to avoid the costs and uncertainty associated with a hearing in the matter.

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 December 4, 2013 at 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 25th day of November, 2013.


Jodi Sullivan
Duff & Phelps
1200 17th Street, Ste. 990
Denver, CO 80202


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

OWNERS: VAIL RESIDENTIAL 09 LLC
 PROPERTY: FOUR SEASONS
 BAA STIPULATION DOCKET #: 62181

BOE Value

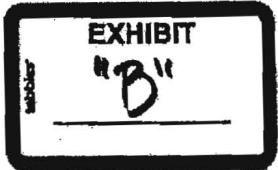
ACCOUNT	PARCEL	BOE LAND VALUE	BOE IMP VALUE	BOE TOTAL VALUE
R064791	2101-071-23-003	0	\$2,080,200	\$2,080,200
R064792	2101-071-23-004	0	\$7,796,290	\$7,796,290
R064794	2101-071-23-006	0	\$2,369,600	\$2,369,600
R064795	2101-071-23-007	0	\$3,095,340	\$3,095,340
R064796	2101-071-23-008	0	\$3,780,610	\$3,780,610
R064797	2101-071-23-009	0	\$7,626,420	\$7,626,420
R064798	2101-071-23-010	0	\$4,429,950	\$4,429,950
R064799	2101-271-23-011	0	\$2,067,470	\$2,067,470
R064800	2101-071-23-012	0	\$9,935,600	\$9,935,600
R064801	2101-071-23-013	0	\$5,413,620	\$5,413,620
R064802	2101-071-23-014	0	\$8,709,060	\$8,709,060
R064804	2101-071-23-016	0	\$7,220,290	\$7,220,290
R064805	2101-071-24-001	0	\$2,741,260	\$2,741,260
R064806	2101-071-24-002	0	\$4,429,300	\$4,429,300
R064807	2101-071-24-003	0	\$3,933,590	\$3,933,590
R064808	2101-071-24-004	0	\$2,741,260	\$2,741,260
R064809	2101-071-24-005	0	\$4,418,520	\$4,418,520
R064810	2101-071-24-006	0	\$3,933,590	\$3,933,590
R064811	2101-071-24-007	0	\$2,741,260	\$2,741,260
R064812	2101-071-24-008	0	\$4,420,250	\$4,420,250
R064813	2101-071-24-009	0	\$3,933,590	\$3,933,590
R064814	2101-071-24-010	0	\$5,141,350	\$5,141,350
R064815	2101-071-24-011	0	\$2,796,720	\$2,796,720
R064816	2101-071-24-012	0	\$4,508,340	\$4,508,340
R064817	2101-071-24-013	0	\$4,128,070	\$4,128,070
R064818	2101-071-24-014	0	\$3,073,890	\$3,073,890
R064819	2101-071-24-015	0	\$3,059,090	\$3,059,090
R064820	2101-071-24-016	0	\$5,590,310	\$5,590,310
R064821	2101-071-24-017	0	\$5,739,670	\$5,739,670
R064822	2101-071-24-018	0	\$3,275,010	\$3,275,010
R064823	2101-071-24-019	0	\$3,234,550	\$3,234,550
TOTAL:		0	138,364,070	138,364,070



OWNERS: VAIL RESIDENTIAL 09 LLC
PROPERTY: FOUR SEASONS
BAA STIPULATION DOCKET #: 62181

Original Value

ACCOUNT	PARCEL	ASSESSOR LAND VALUE	ASSESSOR IMP VALUE	ASSESSOR TOTAL VALUE
R064791	2101-071-23-003	0	\$2,080,200	\$2,080,200
R064792	2101-071-23-004	0	\$7,796,290	\$7,796,290
R064794	2101-071-23-006	0	\$2,369,600	\$2,369,600
R064795	2101-071-23-007	0	\$3,095,340	\$3,095,340
R064796	2101-071-23-008	0	\$3,780,610	\$3,780,610
R064797	2101-071-23-009	0	\$7,626,420	\$7,626,420
R064798	2101-071-23-010	0	\$4,429,950	\$4,429,950
R064799	2101-271-23-011	0	\$2,067,470	\$2,067,470
R064800	2101-071-23-012	0	\$9,935,600	\$9,935,600
R064801	2101-071-23-013	0	\$5,413,620	\$5,413,620
R064802	2101-071-23-014	0	\$8,709,060	\$8,709,060
R064804	2101-071-23-016	0	\$7,220,290	\$7,220,290
R064805	2101-071-24-001	0	\$2,741,260	\$2,741,260
R064806	2101-071-24-002	0	\$4,429,300	\$4,429,300
R064807	2101-071-24-003	0	\$3,933,590	\$3,933,590
R064808	2101-071-24-004	0	\$2,741,260	\$2,741,260
R064809	2101-071-24-005	0	\$4,418,520	\$4,418,520
R064810	2101-071-24-006	0	\$3,933,590	\$3,933,590
R064811	2101-071-24-007	0	\$2,741,260	\$2,741,260
R064812	2101-071-24-008	0	\$4,420,250	\$4,420,250
R064813	2101-071-24-009	0	\$3,933,590	\$3,933,590
R064814	2101-071-24-010	0	\$5,141,350	\$5,141,350
R064815	2101-071-24-011	0	\$2,796,720	\$2,796,720
R064816	2101-071-24-012	0	\$4,508,340	\$4,508,340
R064817	2101-071-24-013	0	\$4,128,070	\$4,128,070
R064818	2101-071-24-014	0	\$3,073,890	\$3,073,890
R064819	2101-071-24-015	0	\$3,059,090	\$3,059,090
R064820	2101-071-24-016	0	\$5,590,310	\$5,590,310
R064821	2101-071-24-017	0	\$5,739,670	\$5,739,670
R064822	2101-071-24-018	0	\$3,275,010	\$3,275,010
R064823	2101-071-24-019	0	\$3,234,550	\$3,234,550
TOTAL:		0	\$ 138,364,070	\$ 138,364,070



OWNERS: VAIL RESIDENTIAL 09 LLC
 PROPERTY: FOUR SEASONS
 BAA STIPULATION DOCKET #: 62181

STIPULATED VALUE

ACCOUNT	PARCEL	STIP LAND VALUE	STIP IMP VALUE	STIP TOTAL VALUE
R064791	2101-071-23-003	0	\$2,080,200	\$2,080,200
R064792	2101-071-23-004	0	\$7,410,000	\$7,410,000
R064794	2101-071-23-006	0	\$2,369,600	\$2,369,600
R064795	2101-071-23-007	0	\$3,095,340	\$3,095,340
R064796	2101-071-23-008	0	\$3,780,610	\$3,780,610
R064797	2101-071-23-009	0	\$7,214,000	\$7,214,000
R064798	2101-071-23-010	0	\$4,013,000	\$4,013,000
R064799	2101-271-23-011	0	\$2,067,470	\$2,067,470
R064800	2101-071-23-12	0	\$9,500,000	\$9,500,000
R064801	2101-071-23-013	0	\$5,413,620	\$5,413,620
R064802	2101-071-23-014	0	\$8,709,060	\$8,709,060
R064804	2101-071-23-016	0	\$7,220,290	\$7,220,290
R064805	2101-071-24-001	0	\$2,549,370	\$2,549,370
R064806	2101-071-24-002	0	\$4,119,250	\$4,119,250
R064807	2101-071-24-003	0	\$3,658,240	\$3,658,240
R064808	2101-071-24-004	0	\$2,549,370	\$2,549,370
R064809	2101-071-24-005	0	\$4,109,220	\$4,109,220
R064810	2101-071-24-006	0	\$3,658,240	\$3,658,240
R064811	2101-071-24-007	0	\$2,549,370	\$2,549,370
R064812	2101-071-24-008	0	\$4,110,830	\$4,110,830
R064813	2101-071-24-009	0	\$3,658,240	\$3,658,240
R064814	2101-071-24-010	0	\$4,781,460	\$4,781,460
R064815	2101-071-24-011	0	\$2,600,950	\$2,600,950
R064816	2101-071-24-012	0	\$4,192,760	\$4,192,760
R064817	2101-071-24-013	0	\$3,839,110	\$3,839,110
R064818	2101-071-24-014	0	\$2,858,720	\$2,858,720
R064819	2101-071-24-015	0	\$2,844,950	\$2,844,950
R064820	2101-071-24-016	0	\$5,198,990	\$5,198,990
R064821	2101-071-24-017	0	\$5,337,890	\$5,337,890
R064822	2101-071-24-018	0	\$3,045,760	\$3,045,760
R064823	2101-071-24-019	0	\$3,008,130	\$3,008,130
TOTAL		0	\$131,544,040	\$131,544,040

