

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62391</b>
Petitioner: <b>FRB VENTURES LLC,</b>  v.  Respondent: <b>EAGLE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R012186**

**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:            \$2,850,000**

(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 3rd day of December 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
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*

\_\_\_\_\_  
Debra A. Baumbach

*[Signature]*  
\_\_\_\_\_  
Cara McKeller



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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 62391  
Eagle County Schedule Number: R012186

STIPULATION (As to Tax Year 2013 Actual Value)

**FRB VENTURES LLC**

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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:  
**Vail Village Filing 3 Block 1 Lot 2 Parcel B**  
**Also known as: 366 Forest Rd., Unit B**
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:

Land	\$ 2,863,560
Improvements	\$ 1,488,190
Total	\$ 4,351,750
4. After a timely appeal to the Board of Equalization (CBOE), the CBOE valued the subject property as follows:

Land	\$ 2,863,560
Improvements	\$ 1,488,190
Total	\$ 4,351,750
5. After review and negotiation, Petitioner and CBOE agree to the following tax year 2013 actual value for the subject property:

Land	\$ 2,663,580
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Improvements	\$ 186,420
Total	\$ 2,850,000

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

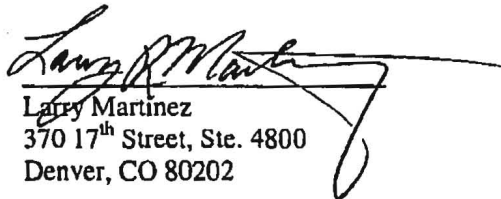
The stipulated value was negotiated by the Parties for settlement purposes and to avoid the costs and uncertainty associated with a hearing on the matter.


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 years 2013 or 2014 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. The parties acknowledge and agree that the level of value for the subject property will be carried forward and applied for tax year 2014 unless the Assessor determines that as of January 1, 2014, there is an unusual condition under C.R.S. § 39-1-104 that would require a change in said level of value. Notwithstanding anything to the contrary contained herein, Petitioner does not waive its right to contest any determination made by the Assessor with respect to an unusual condition under C.R.S. § 39-1-104 that would change said level of value.

9. A hearing has been scheduled before the Board of Assessment Appeals for December 13, 2013 at 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 26<sup>th</sup> day of November, 2013.

  
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