# **BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO**

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

RCR VAIL 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.: R064596+21

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: \$63,069,530

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

Docket Number: 62673

# **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 22nd day of November 2013.

### BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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

Cara McKeller

STATE OF COLORADO BD OF ASSESSMENT APPEALS

# BOARD OF ASSESSMENT APPEALS 2013 NOV 21 AM 7: 33 STATE OF COLORADO

Docket Number: 62673 Eagle County Schedule Number(s): Multiple Schedule Numbers

STIPULATION (As to Tax Year 2013 Actual Value)

#### **RCR VAIL LLC**

Petitioner,

VS.

#### EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

1.

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:

The property subject to this stipulation is described as: WDL Vail Condominium Unit R 1, 101, 102, 200, 216, 308, 310, 312, 329, 405, 408, 410, 508, 510, 511, 512, 516, 614, 616, 620 624, 625 Also known as: 728 W. Lionshead Cir., 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 February 7, 2014 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 20th day of Www. 2013.

Johi Sullivan Duff & Phelps 1200 17<sup>th</sup> Street, Ste. 990 Denver, CO 80202

Christina Hooper <sup>6</sup> <sup>1</sup> Assistant County Attorney P.O. Box 850 Eagle, CO 81631

#### OWNERS: RCR VAIL LLC PROPERTY WDL VAIL CONDOMINIUM BAA STIPULATION DOCKET #:

## 62673

# **Original Value**

TOTAL:	antian and the birth of an art of	0	71,669,910	\$71,669,910	\$5,704,920
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R064711	2101-072-23-117	\$0.0	\$4,206,080	\$4,206,080	\$334,800
R064710	2101-072-23-116	and the second s		\$4,545,750	\$361,840
R064709	2101-072-23-115			\$3,867,350	\$307,840
R064708	2101-072-23-114	\$0.0		\$2,509,050	\$199,720
R064706	2101-072-23-112	\$0.0	and a summer we design of the second s	\$2,856,060	\$227,340
R064895	2101-072-23-101	\$0,0		\$3,345,980	\$266,340
R064692	2101-072-23-098	\$0.0	the second second in the second in the second secon	\$2,931,510	\$233,350
2064691	2101-072-23-097	\$0.0	\$2,605,530	\$2,605,530	\$207,400
2064690	2101-072-23-096	\$0.0		\$2,984,810	\$237,590
R064689	2101-072-23-095	\$0.0	\$2,954,260	\$2,954,260	\$235,160
R064672	2101-072-23-078	\$0.0	\$2,304,870	\$2,304,870	\$183,470
2064671	2101-072-23-077	\$0.0	\$2,303,980	\$2,303,980	\$183,400
R064669	2101-072-23-075	\$0.0	\$6,265,240	\$6,265,240	\$498,710
2064667	2101-072-23-073	\$0.0		\$5,658,520	\$450,420
2064653	2101-072-23-059	\$0.0	\$2,250,840	\$2,250,840	\$179,170
R064651	2101-072-23-057	\$0.0	\$2,258,160	\$2,258,160	\$179,750
2064650	2101-072-23-058	\$0.0	\$2,290,860	\$2,290,860	\$182,350
8064633	2101-072-23-039	\$0.0	\$3,418,850	\$3,418,850	\$272,140
064622	2101-072-23-028	\$0.0	\$2,445,030	\$2,445,030	\$194,620
064607	2101-072-23-013	\$0.0	\$3,401,600	\$3,401,600	\$270,770
064606	2101-072-23-012	\$0.0	\$2,443,880	\$2,443,880	\$194,530
064596	2101-072-23-002	\$0.0	\$3,821,700	\$3,821,700	\$304,210
ACCOUNT	PARCEL	LAND	ASSESSOR IMP	TOTAL	ASSESSED VALUE
ACCOUNT	DADCEL	ASSESSOR	APCECCOD IMP	ASSESSOR	ASSESSOR

	EXHIBIT	Contraction of the
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#### OWNERS: RCR VAIL LLC PROPERTY WDL VAIL CONDOMINIUM BAA STIPULATION DOCKET #:

62673

# **BOE Value**

TOTAL:		0	\$71,669,910	\$71,669,910	\$5,704,920
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1997) 1897 (1996) - 1997 al 1997 (1997) - 1997 al 1997 (1997) (1997)			1		
R064711	2101-072-23-117	\$0.0		The second se	\$334,800
R064710	2101-072-23-116	\$0.0		and the second	\$361,840
R064709	2101-072-23-115	\$0.0	the second se		\$307,840
R064708	2101-072-23-114	\$0.0	the second se		\$199,720
R064706	2101-072-23-112	\$0.0		The second s	\$227,340
R064695	2101-072-23-101	\$0.0	in an and the second se		\$266,340
2064692	2101-072-23-098	\$0.0			\$233,350
R064691	2101-072-23-097	\$0.0		the state of the s	\$207,400
R064690	2101-072-23-096	\$0.0	\$2,984,810		\$237,590
R064689	2101-072-23-095	\$0.0	\$2,954,260		\$235,160
R064672	2101-072-23-077	\$0.0 \$0.0	\$2,303,980		\$183,470
R064671	2101-072-23-075	\$0.0 \$0.0	\$2,303,980		\$183,400
2064669	2101-072-23-075	\$0.0	\$5,658,520 \$6,265,240	the state of the s	\$450,420 \$498,710
R064653 R064667	2101-072-23-059	\$0.0 \$0.0	\$2,250,840	the survey of the second se	\$179,170
2064651	2101-072-23-057 2101-072-23-059	\$0.0	\$2,258,160		\$179,750
2064650	2101-072-23-056	\$0.0	\$2,290,860		\$182,350
2064633	2101-072-23-039	\$0.0	\$3,418,850		\$272,140
1064622	2101-072-23-028	\$0.0	\$2,445,030		\$194,620
1064607	2101-072-23-013	\$0.0	\$3,401,600	desidential in the second street where the second street is the second street in the second street in the second street is the second street in the second street is the second s	\$270,770
R064606	2101-072-23-012	\$0.0	\$2,443,880	\$2,443,880	\$194,530
1064596	2101-072-23-002	\$0.0	\$3,821,700	\$3,821,700	\$304,210
ACCOUNT	PARCEL	CBOE LAND	CBOE IMP	CBOE TOTAL	CBOE ASSESSED VALUE

EXHIBIT "B"

#### OWNERS: RCR VAIL LLC. PROPERTY WDL VAIL CONDOMINIUM BAA STIPULATION DOCKET #:

#### 62673

# STIPULATED VALUE

TOTAL:		0.	+ca = co = = =	\$63,069,530	\$5,020,340
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R064711	2101-072-23-117	\$0	\$3,701,350	\$3,701,350	\$294,630
R064710	2101-072-23-116				the second
R064709	2101-072-23-115	\$0			the second secon
2064708	2101-072-23-114	\$0	I DECOMPTO DE DECIMINA A DE		Name and Address of Street, or other str
2064706	2101-072-23-112	\$0	A 200		
2064695	2101-072-23-101	\$0			the second secon
2064692	2101-072-23-098	\$0	A CONTRACT OF A		
2064691	2101-072-23-097	\$0		STREAM CONTRACTOR STREAM FRANK	
2064690	2101-072-23-096	\$0			\$209,080
R064689	2101-072-23-095	\$0			\$206,940
R064672	2101-072-23-078	\$0			\$161,450
R064671	2101-072-23-077	\$Q	543 R. (1998)	the second second second second second second	\$161,390
2064669	2101-072-23-075	\$0		\$5,513,410	\$438,870
R064667	2101-072-23-073	\$0		\$4,979,500	\$396,370
2064653	2101-072-23-059	\$0	AND DO NO PERSONAL ADDRESS OF ADDRESS	\$1,980,740	\$157,670
R064651	2101-072-23-057	\$0	\$1,987,180	\$1,987,180	\$158,180
R064650	2101-072-23-056	\$0	\$2,015,960	\$2,015,960	\$160,470
2064633	2101-072-23-039	\$0	\$3,008,590	\$3,008,590	\$239,480
R064622	2101-072-23-028	\$0	\$2,151,630	\$2,151,630	\$171,270
R064607	2101-072-23-013	\$0	\$2,993,410	\$2,993,410	\$238,280
2064606	2101-072-23-012	\$0		\$2,150,610	\$171,190
064596	2101-072-23-002	\$0	\$3,363,100	\$3,363,100	\$267,700
ACCOUNT	FARGEL	LAND	IMP	TOTAL	ASSESSED VALUE
ACCOUNT	PARCEL	STIPULATED	STIPULATED	STIPULATED	STIPULATED

EXHIBIT