

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62673</b>
Petitioner: <b>RCR VAIL 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.: 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.

**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**

*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

*CML*

\_\_\_\_\_  
Cara McKeller



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.

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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:  
**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.**

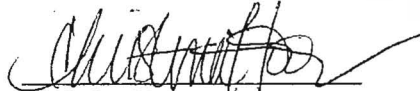
7. The Parties expressly agree that the settled valuation established herein was accepted by the Parties for settlement purposes only, that they have resolved all disputes giving rise to the tax appeal and Petitioner expressly waives any right it may have to initiate a subsequent valuation protest or 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 20<sup>th</sup> day of November, 2013.



Jodi Sullivan  
Duff & Phelps  
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Denver, CO 80202



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Assistant County Attorney  
P.O. Box 850  
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OWNERS: RCR VAIL LLC  
 PROPERTY: WDL VAIL  
 CONDOMINIUM  
 BAA STIPULATION DOCKET #: 62673

Original Value

ACCOUNT	PARCEL	ASSESSOR LAND	ASSESSOR IMP	ASSESSOR TOTAL	ASSESSOR ASSESSED VALUE
R064596	2101-072-23-002	\$0.0	\$3,821,700	\$3,821,700	\$304,210
R064606	2101-072-23-012	\$0.0	\$2,443,880	\$2,443,880	\$194,530
R064607	2101-072-23-013	\$0.0	\$3,401,600	\$3,401,600	\$270,770
R064622	2101-072-23-028	\$0.0	\$2,445,030	\$2,445,030	\$194,620
R064633	2101-072-23-039	\$0.0	\$3,418,850	\$3,418,850	\$272,140
R064650	2101-072-23-058	\$0.0	\$2,290,860	\$2,290,860	\$182,350
R064651	2101-072-23-057	\$0.0	\$2,258,160	\$2,258,160	\$179,750
R064653	2101-072-23-059	\$0.0	\$2,250,840	\$2,250,840	\$179,170
R064667	2101-072-23-073	\$0.0	\$5,658,520	\$5,658,520	\$450,420
R064669	2101-072-23-075	\$0.0	\$6,265,240	\$6,265,240	\$498,710
R064671	2101-072-23-077	\$0.0	\$2,303,980	\$2,303,980	\$183,400
R064672	2101-072-23-078	\$0.0	\$2,304,870	\$2,304,870	\$183,470
R064689	2101-072-23-095	\$0.0	\$2,954,260	\$2,954,260	\$235,160
R064690	2101-072-23-096	\$0.0	\$2,984,810	\$2,984,810	\$237,590
R064691	2101-072-23-097	\$0.0	\$2,605,530	\$2,605,530	\$207,400
R064692	2101-072-23-098	\$0.0	\$2,931,510	\$2,931,510	\$233,350
R064695	2101-072-23-101	\$0.0	\$3,345,980	\$3,345,980	\$266,340
R064706	2101-072-23-112	\$0.0	\$2,856,060	\$2,856,060	\$227,340
R064708	2101-072-23-114	\$0.0	\$2,509,050	\$2,509,050	\$199,720
R064709	2101-072-23-115	\$0.0	\$3,867,350	\$3,867,350	\$307,840
R064710	2101-072-23-116	\$0.0	\$4,545,750	\$4,545,750	\$361,840
R064711	2101-072-23-117	\$0.0	\$4,206,080	\$4,206,080	\$334,800
<b>TOTAL:</b>		0	71,669,910	\$71,669,910	\$5,704,920





