

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63088
Petitioner: STEAMBOAT SKI & RESORT CORP., v. Respondent: ROUTT 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.: R8164874+4

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: \$1,272,820

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

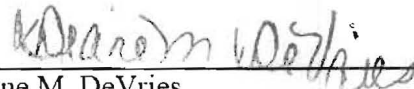
ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

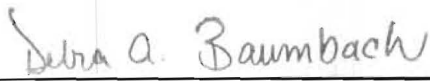
The Routt County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 23rd day of December 2013.

BOARD OF ASSESSMENT APPEALS




Diane M. DeVries



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



2013 DEC 19 AM 10:47

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: STEAMBOAT SKI & RESORT CORP, v.	
Respondent: ROUTT COUNTY BOARD OF EQUALIZATION.	Docket Number: 63088
ATTORNEY FOR RESPONDENT: John D. Merrill, Reg. No. 19505 Routt County Attorney 136 - 6 th Street P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone Number: (970) 870-5317 Fax Number: (970) 870-5381	County Schedule Numbers: R8164874, R8164877, R8164886, R8164887, R8164888
STIPULATION (As to Tax Year 2013 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as follows:

Schedule Number	Description
R8164874	Unit C-1, Building C, Gondola Square Condominiums
R8164877	Unit C-4, Building C, Gondola Square Condominiums
R8164886	Unit F-2, Building F, Gondola Square Condominiums
R8164887	Unit F-3, Building F, Gondola Square Condominiums
R8164888	Unit F-4, Building F, Gondola Square Condominiums

2. The subject properties currently are classified as Commercial.

3. The actual values of the subject properties, as assigned by the Assessor for tax year 2013, are as follows:

Schedule Number	Land Value	Improvement Value	Total Actual Value
R8164874		\$270,180	\$270,180
R8164877		\$552,090	\$552,090
R8164886		\$215,770	\$215,770
R8164887		\$443,310	\$443,310
R8164888		\$215,770	\$215,770
		\$1,697,120	\$1,697,120

4. The actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization, are as follows:

Schedule Number	Land Value	Improvement Value	Total Actual Value
R8164874		\$270,180	\$270,180
R8164877		\$552,090	\$552,090
R8164886		\$215,770	\$215,770
R8164887		\$443,310	\$443,310
R8164888		\$215,770	\$215,770
		\$1,697,120	\$1,697,120

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as follows:

Schedule Number	Land Value	Improvement Value	Total Actual Value
R8164874		\$202,630	\$202,630
R8164877		\$414,070	\$414,070
R8164886		\$161,820	\$161,820
R8164887		\$332,480	\$332,480
R8164888		\$161,820	\$161,820
		\$1,272,820	\$1,272,820

6. The valuations, as established in paragraph 5 above, shall be binding with respect to only tax year 2013.

7. The subject properties are all units in the Gondola Square Condominiums and were adjusted down by 25% due to functional obsolescence. Gondola Square is a dated development at the base of the Steamboat Ski Area.

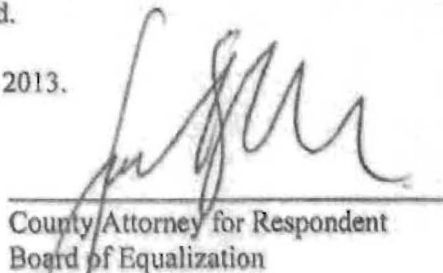
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 21, 2014 at 8:30 a.m. be vacated.

DATED this 16th day of December, 2013.

M. Van Donselaar

Agent for Petitioner

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County Attorney for Respondent
Board of Equalization

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County Assessor

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Docket Number 63088