

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63095
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.: R8469510+8

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: \$3,639,350

(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

Diane M. DeVries

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

Cara McKeller

Cara McKeller

Debra A Baumbach

Debra A. Baumbach



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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: 63095 County Schedule Numbers: R8169510, R8169511, R8169513, R8169514, R8169516, R8169518, R8169520, R8169521, R8169522
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	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
R8169510	Unit C-9, Steamboat Grand Resort Hotel Condominium
R8169511	Unit C-10, Steamboat Grand Resort Hotel Condominium
R8169513	Unit C-12, Steamboat Grand Resort Hotel Condominium
R8169514	Unit C-13, Steamboat Grand Resort Hotel Condominium
R8169516	Unit C-15, Steamboat Grand Resort Hotel Condominium
R8169518	Unit C-17, Steamboat Grand Resort Hotel Condominium
R8169520	Unit C-19, Steamboat Grand Resort Hotel Condominium
R8169521	Unit C-20, Steamboat Grand Resort Hotel Condominium
R8169522	Unit C-21, Steamboat Grand Resort Hotel Condominium

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
R8169510		\$303,490	\$303,490
R8169511		\$257,970	\$257,970
R8169513		\$452,110	\$452,110
R8169514		\$269,190	\$269,190
R8169516		\$903,720	\$903,720
R8169518		\$256,020	\$256,020
R8169520		\$255,540	\$255,540
R8169521		\$1,077,690	\$1,077,690
R8169522		\$1,076,720	\$1,076,720
		\$4,852,450	\$4,852,450

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
R8169510		\$303,490	\$303,490
R8169511		\$257,970	\$257,970
R8169513		\$452,110	\$452,110
R8169514		\$269,190	\$269,190
R8169516		\$903,720	\$903,720
R8169518		\$256,020	\$256,020
R8169520		\$255,540	\$255,540
R8169521		\$1,077,690	\$1,077,690
R8169522		\$1,076,720	\$1,076,720
		\$4,852,450	\$4,852,450

5. After further review and negotiation, 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
R8169510		\$227,620	\$227,620
R8169511		\$193,480	\$193,480
R8169513		\$339,080	\$339,080
R8169514		\$201,890	\$201,890
R8169516		\$677,790	\$677,790
R8169518		\$192,020	\$192,020

R8169520		\$191,660	\$191,660
R8169521		\$808,270	\$808,270
R8169522		\$807,540	\$807,540
		\$3,639,350	\$3,639,350

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 at the Steamboat Grand Resort Hotel Condominium and were adjusted down by 25% due to value in use. These units represent square footage necessary to operate the Steamboat Grand development. The Steamboat Grand is used for overnight rentals and conferences. The space represented by these units is space necessary for guest and conference services such as laundry, restaurant, front desk, conference rooms, administrative offices, etc.

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 14th day of December, 2013.

M. Van Donselaar
Agent for Petitioner

Michael Van Donselaar
c/o Duff & Phelps LLC
1200 17th Street, Suite 990
Denver, CO 80202
(303) 749-9034

John D. Merrill
County Attorney for Respondent
Board of Equalization

John D. Merrill, Reg. No. 19505
Routt County Attorney
P.O. Box 773598
Steamboat Springs, CO 80477
(970) 870-5317

Gary J. Peterson
County Assessor

Gary J. Peterson
Routt County Assessor
P.O. Box 773210
Steamboat Springs, CO 80477
(970) 879-2756

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