

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65945</b>
Petitioner: <b>STEAMBOAT SKI &amp; RESORT CORP.</b>  v. Respondent: <b>ROUTT 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.: R6253787**

**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:  

**Total Value:            \$5,184,000**

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

**ORDER:**

Respondent is ordered to reduce the 2015 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 10th day of November 2015.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

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Debra A. Baumbach

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

*Tish Luna*

\_\_\_\_\_  
Tish Luna



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>STEAMBOAT SKI &amp; RESORT CORP,</b>  v.	
Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION.</b>	<b>Docket Number: 65945</b>
<b>ATTORNEY FOR RESPONDENT:</b>  Erick Knaus, Reg. No. 33389 Routt County Attorney 522 Lincoln Avenue P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone Number: (970) 870-5350 Fax Number: (970) 870-5381	Single County Schedule Number: R6253787
<b>STIPULATION (As to Tax Year 2015 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property, 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 property subject to this Stipulation is described as: Lot D, Ski Hill Parcel (Gondola Parcel & Improvements)
2. The subject property currently is classified as Commercial - Recreation.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land	\$1,255,800.00
Improvements	<u>4,618,920.00</u>
Total	\$5,874,720.00

4. After a timely appeal to the County Board of Equalization, the County Board of Equalization valued the subject property as follows:

Land	\$1,255,800.00
Improvements	<u>4,618,920.00</u>
Total	\$5,874,720.00

5. After further review and negotiation, Petitioner and Respondent agree to the following actual value for the subject property for tax year 2015:

Land	\$1,255,800.00
Improvements	<u>3,928,200.00</u>
Total	\$5,184,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2015.

7. The tax year 2015 value increase of 27% was significantly more than what the overall market supported. After a reanalysis of all three approaches to value, it was determined a reduction in the improvement value is warranted. Both parties further agree that the actual values set forth herein for tax year 2015 shall be the same for tax year 2016.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 25, 2016 at 8:30 a.m. be vacated.

**DATED** this 9<sup>th</sup> day of November, 2015.

M. Van Donselaar  
Petitioner or Agent or Attorney

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Docket Number: 65945