

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70577
Petitioner: EW HOTEL RESIDENCES LLC v. Respondent: EAGLE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R059216+14
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$26,840,439
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 19th day of July 2018.

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

Yes

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 70577

Single County Schedule Numbers: R059216, R059217, R059218, R059219, R059220,
R059221, R059222, R059223, R059224, R059225, R059226, R059227, R059228, R059229,
R059230

STIPULATION (As to Tax Year 2017 Actual Value)

EW HOTEL RESIDENCES LLC

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner and Respondent (collectively, the "Parties") hereby enter into this Stipulation regarding the tax year 2017 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 property subject to this stipulation is described as – *See Exhibit "A"*.
2. The subject property is classified as – *See Exhibit "B"*.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017 – *See Exhibit "B"*.
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows – *See Exhibit "C"*.
5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2017 actual value for the subject property – *See Exhibit "D"*.
6. Brief narrative as to why the reduction was made:

The negotiated value was agreed between Petitioner and Eagle County prior to the Board of Assessment Appeals hearing.

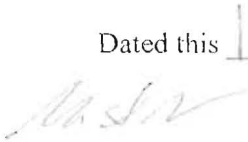
7. The Parties expressly agree that the settled valuation established herein was accepted by the Parties for settlement purposes only, that they have resolved all disputes giving rise to the tax appeal and Petitioner expressly waives any right it may have to initiate a subsequent valuation protest or abatement petition for tax year 2017 or other action relating to

the property or the tax appeal. 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.

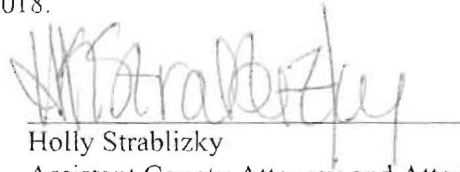
8. The valuation, as established above, shall be carried forward and applied for tax year 2018 pursuant to C.R.S. §39-1-104 (10.2) unless the Assessor determines that as of January 1, 2018, there is an unusual condition as defined in C.R.S. §39-1-104 (11) that would require a change in said level of value. Taxpayer does not waive the right to contest any determination made by the Assessor with respect to an unusual condition under C.R.S. §39-1-104 that would change said level of value.

9. A hearing has not been scheduled before the Board of Assessment Appeals.

Dated this 16 day of July, 2018.



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(970) 328-8685 (Phone)
(970) 328-8699 (Fax)

ACCOUNT #	ADDRESS	LEGAL	DESCRIPTION
R059216	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #2051	CONDOMINIUM
R059217	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #2052	CONDOMINIUM
R059218	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #2053	CONDOMINIUM
R059219	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #2054	CONDOMINIUM
R059220	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #2055	CONDOMINIUM
R059221	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #3051	CONDOMINIUM
R059222	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #3052	CONDOMINIUM
R059223	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #3053	CONDOMINIUM
R059224	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #3054	CONDOMINIUM
R059225	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #3055	CONDOMINIUM
R059226	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #4051	CONDOMINIUM
R059227	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #4052	CONDOMINIUM
R059228	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #4053	CONDOMINIUM
R059229	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #4054	CONDOMINIUM
R059230	100 E THOMAS PLACE	Subdivision: BEAVER CREEK HOTEL Unit #4055	CONDOMINIUM

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EXHIBIT A

OWNERS: EW HOTEL RESIDENCES LLC
 PROPERTY: PARK HYATT "THE RESIDENCES"
 BAA DOCKET #: 70577

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 OFFICE OF THE ASSESSOR
 1000 EAST 10TH AVENUE
 DENVER, CO 80202

ORIGINAL VALUE

ACCOUNT NUMBER	PARCEL NUMBER	ASSESSOR LAND VALUE	ASSESSOR IMP VALUE
R059216	210524120035	\$0	\$1,794,210
R059217	210524120036	\$0	\$1,786,760
R059218	210524120037	\$0	\$1,640,490
R059219	210524120038	\$0	\$2,321,150
R059220	210524120039	\$0	\$2,129,140
R059221	210524120040	\$0	\$1,794,930
R059222	210524120041	\$0	\$1,786,760
R059223	210524120042	\$0	\$1,640,490
R059224	210524120043	\$0	\$2,321,150
R059225	210524120044	\$0	\$2,129,140
R059226	210524120045	\$0	\$1,794,930
R059227	210524120046	\$0	\$1,786,760
R059228	210524120047	\$0	\$1,640,490
R059229	210524120048	\$0	\$2,321,150
R059230	210524120049	\$0	\$2,129,140
TOTAL		\$0	\$29,016,690

EXHIBIT B

OWNERS: EW HOTEL RESIDENCES LLC
 PROPERTY: PARK HYATT "THE RESIDENCES"
 BAA DOCKET #: 70577

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CBOE VALUE

ACCOUNT NUMBER	PARCEL NUMBER	CBOE LAND VALUE	CBOE IMP VALUE
R059216	210524120035	\$0	\$1,794,210
R059217	210524120036	\$0	\$1,786,760
R059218	210524120037	\$0	\$1,640,490
R059219	210524120038	\$0	\$2,321,150
R059220	210524120039	\$0	\$2,129,140
R059221	210524120040	\$0	\$1,794,930
R059222	210524120041	\$0	\$1,786,760
R059223	210524120042	\$0	\$1,640,490
R059224	210524120043	\$0	\$2,321,150
R059225	210524120044	\$0	\$2,129,140
R059226	210524120045	\$0	\$1,794,930
R059227	210524120046	\$0	\$1,786,760
R059228	210524120047	\$0	\$1,640,490
R059229	210524120048	\$0	\$2,321,150
R059230	210524120049	\$0	\$2,129,140
TOTAL		\$0	\$29,016,690

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ASSESSOR'S OFFICE
 1000 W. ASH ST. SUITE 100
 DENVER, CO 80202

OWNERS: EW HOTEL RESIDENCES LLC
 PROPERTY: PARK HYATT "THE RESIDENCES"
 BAA DOCKET #: 70577

ACCOUNT NUMBER	PARCEL NUMBER	STIPULATED LAND VALUE	PRIOR IMP VALUE	STIPULATED IMP VALUE	TOTAL ASSESSED VALUE (ROUNDED)
R059216	210524120035	\$0	\$1,794,210	\$1,659,644	\$119,490
R059217	210524120036	\$0	\$1,786,760	\$1,652,753	\$119,000
R059218	210524120037	\$0	\$1,640,490	\$1,517,453	\$109,260
R059219	210524120038	\$0	\$2,321,150	\$2,147,064	\$154,590
R059220	210524120039	\$0	\$2,129,140	\$1,969,455	\$141,800
R059221	210524120040	\$0	\$1,794,930	\$1,660,310	\$119,540
R059222	210524120041	\$0	\$1,786,760	\$1,652,753	\$119,000
R059223	210524120042	\$0	\$1,640,490	\$1,517,453	\$109,260
R059224	210524120043	\$0	\$2,321,150	\$2,147,064	\$154,590
R059225	210524120044	\$0	\$2,129,140	\$1,969,455	\$141,800
R059226	210524120045	\$0	\$1,794,930	\$1,660,310	\$119,540
R059227	210524120046	\$0	\$1,786,760	\$1,652,753	\$119,000
R059228	210524120047	\$0	\$1,640,490	\$1,517,453	\$109,260
R059229	210524120048	\$0	\$2,321,150	\$2,147,064	\$154,590
R059230	210524120049	\$0	\$2,129,140	\$1,969,455	\$141,800
TOTAL		\$0	\$29,016,690	\$26,840,439	\$1,932,520

EXHIBIT D