

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75494
Petitioner: RITZ-CARLTON DEV CO INC 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.: R054268+29
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$30,874,350
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 25th day of October 2019.

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

Gesenia Araujo

Gesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 75494
Schedule Numbers: R054268, R054269, R054270, R054274, R054275, R054276,
R054277, R054278, R054279, R054283, R054286, R054287,
R054288, R054289, R054290, R054292, R054297, R054300,
R054301, R054302, R054303, R054304, R054309, R054312,
R054313, R054314, R054315, R054318, R054319, R054321

STIPULATION (As to Tax Year 2019 Actual Value)

RITZ-CARLTON DEVELOPMENT CO. INC.,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
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Petitioner and Respondent (together, the "Parties") hereby enter into this Stipulation regarding the tax year 2019 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 properties subject to this stipulation are the schedule numbers set forth in Exhibits A, B, and C to this Stipulation.
2. The subject properties are classified as **Residential**.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

See Exhibit A, attached hereto.

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

See Exhibit B, attached hereto.

5. After review and negotiation, Petitioner and County Board of County Equalization agree to the following tax year 2019 actual value for the subject property:

See Exhibit C, attached hereto.

6. Brief narrative as to why the reduction was made:

Petitioner and Eagle County agreed to the negotiated value 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 2019 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 2020 pursuant to C.R.S. § 39-1-104 (10.2) unless the Assessor determines that as of January 1, 2020, 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 been scheduled before the Board of Assessment Appeals for 11th day of December at 8:30 a.m., and the parties request that the hearing be vacated based on the stipulation contained herein.

Dated this 10/25/2019

DocuSigned by:

Bruce Cartwright

Ritz Carlton Development Co., Inc.
Bruce Cartwright, Agent
1200 17th Street, Ste 990
Denver, CO 80202
Bruce.Cartwright@duffandphelps.com
(303) 749-9003 (Phone)

DocuSigned by:

Kathy Parker

Katherine M. Parker
Assistant County Attorney and Attorney for
the Board of Equalization
PO Box 850
Eagle, CO 81631
kathy.parker@eaglecounty.us
(970) 328-8685 (Phone)
(970) 328-8699 (Fax)

EXHIBIT A: ASSESSOR-ASSIGNED ACTUAL VALUE

Schedule Number: R054268

Land	\$ 0.00
Improvements	\$1,200,040
Total	\$1,200,040

Schedule Number: R054269

Land	\$ 0.00
Improvements	\$ 1,194,580
Total	\$ 1,194,580

Schedule Number: R054270

Land	\$ 0.00
Improvements	\$ 1,199,260
Total	\$ 1,199,260

Schedule Number: R054274

Land	\$ 0.00
Improvements	\$ 1,198,480
Total	\$ 1,198,480

Schedule Number: R054275

Land	\$ 0.00
Improvements	\$1,196,920
Total	\$ 1,196,920

Schedule Number: R054276

Land	\$ 0.00
Improvements	\$ 1,193,800
Total	\$ 1,193,800

Schedule Number: R054277

Land	\$ 0.00
Improvements	\$ 1,196,140
Total	\$ 1,196,140

Schedule Number: R054278

Land	\$ 0.00
Improvements	\$ 1,194,580
Total	\$ 1,194,580

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Schedule Number: R054279

Land	\$ 0.00
Improvements	\$ 1,193,800
Total	\$ 1,193,800

Schedule Number: R054283

Land	\$ 0.00
Improvements	\$ 1,185,990
Total	\$ 1,185,990

Schedule Number: R054286

Land	\$ 0.00
Improvements	\$ 1,198,890
Total	\$ 1,198,890

Schedule Number: R054287

Land	\$ 0.00
Improvements	\$ 1,196,920
Total	\$ 1,196,920

Schedule Number: R054288

Land	\$ 0.00
Improvements	\$ 1,196,920
Total	\$ 1,196,920

Schedule Number: R054289

Land	\$ 0.00
Improvements	\$ 1,196,140
Total	\$ 1,196,140

Schedule Number: R054290

Land	\$ 0.00
Improvements	\$ 1,197,700
Total	\$ 1,197,700

Schedule Number: R054292

Land	\$ 0.00
Improvements	\$ 1,137,630
Total	\$ 1,137,630

Schedule Number: R054297

Land	\$ 0.00
Improvements	\$ 1,197,700
Total	\$ 1,197,700

Schedule Number: R054300

Land	\$ 0.00
Improvements	\$ 1,196,140
Total	\$ 1,196,140

Schedule Number: R054301

Land	\$ 0.00
Improvements	\$ 1,200,040
Total	\$ 1,200,040

Schedule Number: R054302

Land	\$ 0.00
Improvements	\$ 1,128,270
Total	\$ 1,128,270

Schedule Number: R054303

Land	\$ 0.00
Improvements	\$ 1,197,700
Total	\$ 1,197,700

Schedule Number: R054304

Land	\$ 0.00
Improvements	\$ 1,129,050
Total	\$ 1,129,050

Schedule Number: R054309

Land	\$ 0.00
Improvements	\$ 1,219,540
Total	\$ 1,219,540

Schedule Number: R054312

Land	\$ 0.00
Improvements	\$ 1,140,750
Total	\$ 1,140,750

Schedule Number: R054313

Land	\$ 0.00
Improvements	\$ 1,149,330
Total	\$ 1,149,330

Schedule Number: R054314

Land	\$ 0.00
Improvements	\$ 1,403,630
Total	\$ 1,403,630

Schedule Number: R054315

Land	\$ 0.00
Improvements	\$ 1,154,010
Total	\$ 1,154,010

Schedule Number: R054318

Land	\$ 0.00
Improvements	\$ 1,125,930
Total	\$ 1,125,930

Schedule Number: R054319

Land	\$ 0.00
Improvements	\$ 1,334,200
Total	\$ 1,334,200

Schedule Number: R054321

Land	\$ 0.00
Improvements	\$ 1,359,160
Total	\$ 1,359,160

Total for all Schedule Numbers

\$36,013,240

EXHIBIT B: CBOE VALUES

Schedule Number: R054268

Land	\$ 0.00
Improvements	\$1,200,040
Total	\$1,200,040

Schedule Number: R054269

Land	\$ 0.00
Improvements	\$ 1,194,580
Total	\$ 1,194,580

Schedule Number: R054270

Land	\$ 0.00
Improvements	\$ 1,199,260
Total	\$ 1,199,260

Schedule Number: R054274

Land	\$ 0.00
Improvements	\$ 1,198,480
Total	\$ 1,198,480

Schedule Number: R054275

Land	\$ 0.00
Improvements	\$1,196,920
Total	\$ 1,196,920

Schedule Number: R054276

Land	\$ 0.00
Improvements	\$ 1,193,800
Total	\$ 1,193,800

Schedule Number: R054277

Land	\$ 0.00
Improvements	\$ 1,196,140
Total	\$ 1,196,140

Schedule Number: R054278

Land	\$ 0.00
Improvements	\$ 1,194,580
Total	\$ 1,194,580

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Schedule Number: R054279

Land	\$ 0.00
Improvements	\$ 1,193,800
Total	\$ 1,193,800

Schedule Number: R054283

Land	\$ 0.00
Improvements	\$ 1,185,990
Total	\$ 1,185,990

Schedule Number: R054286

Land	\$ 0.00
Improvements	\$ 1,198,890
Total	\$ 1,198,890

Schedule Number: R054287

Land	\$ 0.00
Improvements	\$ 1,196,920
Total	\$ 1,196,920

Schedule Number: R054288

Land	\$ 0.00
Improvements	\$ 1,196,920
Total	\$ 1,196,920

Schedule Number: R054289

Land	\$ 0.00
Improvements	\$ 1,196,140
Total	\$ 1,196,140

Schedule Number: R054290

Land	\$ 0.00
Improvements	\$ 1,197,700
Total	\$ 1,197,700

Schedule Number: R054292

Land	\$ 0.00
Improvements	\$ 1,137,630
Total	\$ 1,137,630

Schedule Number: R054297

Land	\$ 0.00
Improvements	\$ 1,197,700
Total	\$ 1,197,700

Schedule Number: R054300

Land	\$ 0.00
Improvements	\$ 1,196,140
Total	\$ 1,196,140

Schedule Number: R054301

Land	\$ 0.00
Improvements	\$ 1,200,040
Total	\$ 1,200,040

Schedule Number: R054302

Land	\$ 0.00
Improvements	\$ 1,128,270
Total	\$ 1,128,270

Schedule Number: R054303

Land	\$ 0.00
Improvements	\$ 1,197,700
Total	\$ 1,197,700

Schedule Number: R054304

Land	\$ 0.00
Improvements	\$ 1,129,050
Total	\$ 1,129,050

Schedule Number: R054309

Land	\$ 0.00
Improvements	\$ 1,219,540
Total	\$ 1,219,540

Schedule Number: R054312

Land	\$ 0.00
Improvements	\$ 1,140,750
Total	\$ 1,140,750

Schedule Number: R054313

Land	\$ 0.00
Improvements	\$ 1,149,330
Total	\$ 1,149,330

Schedule Number: R054314

Land	\$ 0.00
Improvements	\$ 1,403,630
Total	\$ 1,403,630

Schedule Number: R054315

Land	\$ 0.00
Improvements	\$ 1,154,010
Total	\$ 1,154,010

Schedule Number: R054318

Land	\$ 0.00
Improvements	\$ 1,125,930
Total	\$ 1,125,930

Schedule Number: R054319

Land	\$ 0.00
Improvements	\$ 1,334,200
Total	\$ 1,334,200

Schedule Number: R054321

Land	\$ 0.00
Improvements	\$ 1,359,160
Total	\$ 1,359,160

Total for all Schedule Numbers**\$36,013,240**

EXHIBIT C: STIPULATED VALUES

Schedule Number: R054268

Land	\$ 0.00
Improvements	\$1,028,790
Total	\$1,028,790

Schedule Number: R054269

Land	\$ 0.00
Improvements	\$ 1,023,820
Total	\$ 1,023,820

Schedule Number: R054270

Land	\$ 0.00
Improvements	\$ 1,028,080
Total	\$ 1,028,080

Schedule Number: R054274

Land	\$ 0.00
Improvements	\$ 1,027,370
Total	\$ 1,027,370

Schedule Number: R054275

Land	\$ 0.00
Improvements	\$ 1,025,950
Total	\$ 1,025,950

Schedule Number: R054276

Land	\$ 0.00
Improvements	\$ 1,023,110
Total	\$ 1,023,110

Schedule Number: R054277

Land	\$ 0.00
Improvements	\$ 1,025,240
Total	\$ 1,025,240

Schedule Number: R054278

Land	\$ 0.00
Improvements	\$ 1,023,820
Total	\$ 1,023,820

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Schedule Number: R054279

Land	\$ 0.00
Improvements	\$ 1,023,110
Total	\$ 1,023,110

Schedule Number: R054283

Land	\$ 0.00
Improvements	\$ 1,016,010
Total	\$ 1,016,010

Schedule Number: R054286

Land	\$ 0.00
Improvements	\$ 1,027,370
Total	\$ 1,027,370

Schedule Number: R054287

Land	\$ 0.00
Improvements	\$ 1,025,950
Total	\$ 1,025,950

Schedule Number: R054288

Land	\$ 0.00
Improvements	\$ 1,025,950
Total	\$ 1,025,950

Schedule Number: R054289

Land	\$ 0.00
Improvements	\$ 1,025,240
Total	\$ 1,025,240

Schedule Number: R054290

Land	\$ 0.00
Improvements	\$ 1,026,660
Total	\$ 1,026,660

Schedule Number: R054292

Land	\$ 0.00
Improvements	\$ 971,990
Total	\$ 971,990

Schedule Number: R054297

Land	\$ 0.00
Improvements	\$ 1,026,660
Total	\$ 1,026,660

Schedule Number: R054300

Land	\$ 0.00
Improvements	\$ 1,025,240
Total	\$ 1,025,240

Schedule Number: R054301

Land	\$ 0.00
Improvements	\$ 1,028,790
Total	\$ 1,028,790

Schedule Number: R054302

Land	\$ 0.00
Improvements	\$ 963,470
Total	\$ 963,470

Schedule Number: R054303

Land	\$ 0.00
Improvements	\$ 1,026,660
Total	\$ 1,026,660

Schedule Number: R054304

Land	\$ 0.00
Improvements	\$ 964,180
Total	\$ 964,180

Schedule Number: R054309

Land	\$ 0.00
Improvements	\$ 1,046,540
Total	\$ 1,046,540

Schedule Number: R054312

Land	\$ 0.00
Improvements	\$ 974,830
Total	\$ 974,830

Schedule Number: R054313

Land	\$ 0.00
Improvements	\$ 982,640
Total	\$ 982,640

Schedule Number: R054314

Land	\$ 0.00
Improvements	\$ 1,214,100
Total	\$ 1,214,100

Schedule Number: R054315

Land	\$ 0.00
Improvements	\$ 986,900
Total	\$ 986,900

Schedule Number: R054318

Land	\$ 0.00
Improvements	\$ 961,340
Total	\$ 961,340

Schedule Number: R054319

Land	\$ 0.00
Improvements	\$ 1,150,910
Total	\$ 1,150,910

Schedule Number: R054321

Land	\$ 0.00
Improvements	\$ 1,173,630
Total	\$ 1,173,630

Total for all Schedule Numbers**\$30,874,350**