

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75496</b>
Petitioner: <b>ONE VAIL ROAD RESIDENCE CLUB OWNERS ASSOCIATION INC</b>  v.  Respondent: <b>EAGLE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R064810+5**  
**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: \$26,892,460**  
 (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 23rd 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

*Yesenia Araujo*

\_\_\_\_\_  
Yesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 75496  
Schedule Numbers: R064810; R064811; R064812; R064816; R064820; R064822

STIPULATION (As to Tax Year 2019 Actual Value)

**ONE VAIL ROAD RESIDENCE CLUB OWNERS ASSOCIATION INC.,**

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 11<sup>th</sup> 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 10/23/2019

DocuSigned by:

Bruce Cartwright

Ritz Carlton Development Co., Inc.  
Bruce Cartwright, Agent  
1200 17<sup>th</sup> 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 VALUES**

Schedule No.		Total for all Schedule Numbers:	
R064810			\$30,891,490.00
	Land	\$0.00	
	Improvements	\$5,260,310.00	
	Total	\$5,260,310.00	
R064811			
	Land	\$0.00	
	Improvements	\$3,659,260.00	
	Total	\$3,659,260.00	
R064812			
	Land	\$0.00	
	Improvements	\$5,914,470.00	
	Total	\$5,914,470.00	
R064816			
	Land	\$0.00	
	Improvements	\$5,756,720.00	
	Total	\$5,756,720.00	
R064820			
	Land	\$0.00	
	Improvements	\$6,124,730.00	
	Total	\$6,124,730.00	
R064822			
	Land	\$0.00	
	Improvements	\$4,176,000.00	
	Total	\$4,176,000.00	

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**EXHIBIT B - CBOE VALUES**

Schedule No.			Total for all Schedule Numbers:	
R064810				\$30,891,490.00
	Land	\$0.00		
	Improvements	\$5,260,310.00		
	Total	\$5,260,310.00		
R064811				
	Land	\$0.00		
	Improvements	\$3,659,260.00		
	Total	\$3,659,260.00		
R064812				
	Land	\$0.00		
	Improvements	\$5,914,470.00		
	Total	\$5,914,470.00		
R064816				
	Land	\$0.00		
	Improvements	\$5,756,720.00		
	Total	\$5,756,720.00		
R064820				
	Land	\$0.00		
	Improvements	\$6,124,730.00		
	Total	\$6,124,730.00		
R064822				
	Land	\$0.00		
	Improvements	\$4,176,000.00		
	Total	\$4,176,000.00		

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### EXHIBIT C - STIPULATED VALUES

Schedule No.			Total for all Schedule Numbers:
R064810	Land	\$0.00	\$26,892,460.00
	Improvements	\$4,734,280.00	
	Total	\$4,734,280.00	
R064811	Land	\$0.00	
	Improvements	\$3,220,150.00	
	Total	\$3,220,150.00	
R064812	Land	\$0.00	
	Improvements	\$5,323,020.00	
	Total	\$5,323,020.00	
R064816	Land	\$0.00	
	Improvements	\$5,065,910.00	
	Total	\$5,065,910.00	
R064820	Land	\$0.00	
	Improvements	\$5,083,020.00	
	Total	\$5,083,020.00	
R064822	Land	\$0.00	
	Improvements	\$3,466,080.00	
	Total	\$3,466,080.00	

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