

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ASPEN CLUB LODGE PROPERTIES LLC,</p> <p>v.</p> <p>Respondent:</p> <p>PITKIN COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mathew W. Poling Deloitte & Touche Address: 555 17th Street, Suite 3600 Denver, CO 80202 PHONE NUMBER: 303-308-2191 E-Mail: mpoling@deloitte.com</p>	<p>Docket Number: 41514</p>
<p>ORDER ON STIPULATION</p>	

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.: R000841

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$8,000,000.00
Improvements	<u>\$5,000,000.00</u>
Total	\$13,000,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 29th day of January, 2004.

This decision was put on the record

January 28, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Mary J. Helfer
Mary J. Helfer



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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number 841
Docket Number 41514

STIPULATION (As To Tax Year 2003 Actual Value)

Aspen Club Lodge Properties LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Aspen Club Lodge Properties LLC , and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described in attached Exhibit A, and is identified as Parcel No. 2737 182 80 001 in Pitkin County Assessor's Office records.

2. The County Assessor originally assigned the following actual value on the subject property for the tax year 2003:

Commercial Land:	\$ 8,467,200
Commercial Improvements:	\$ 5,609,600
Total:	\$ 14,076,800

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

Commercial Land: \$ 8,467,200
 Commercial Improvements: \$ 5,609,600
 Total: \$14,076,800

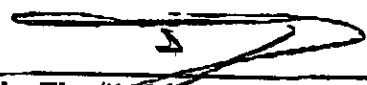
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Commercial Land: \$ 8,000,000
 Commercial Improvements: \$ 5,000,000
 Total: \$13,000,000

5. The valuation, as established above, shall be binding with respect to tax year 2003 and 2004.


6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

Dated this 22nd day of January, 2004




 John Ely, #14067
 Pitkin County Attorney
 530 East Main Street, Suite 302
 Aspen, Colorado 81611
 (970)920-5190

ATTORNEY FOR RESPONDENT
 PITKIN COUNTY BOARD OF
 EQUALIZATION



 Tom Isaac
 Pitkin County Assessor
 506 East Main Street, Suite 202
 Aspen, Colorado 81611
 (970)920-5160


 Matthew W. Poling
 c/o Deloitte & Touche
 555 17th St, Ste 3600
 Denver, CO 80202
 (303) 308-2191
 Agent for Petitioner

Account R000841
Year 2004
District 056
Apr Dist A
Parcel Number 273718280001
Street No 709
Dir E
Street Name DURANT
Location City ASPEN
BA Code

Owner Name/Address
 ASPEN CLUB LODGE PROPERTIES LLC
 N 1000 POTOMAC ST NW STE 350
 WASHINGTON DC 20007
MH Space
Seq
Type AVE
No#
Acct Type 2000
Map No

Legal Description
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 DESC: ALL OF LOT A BLK 107 ASPENALL OF LOTS K L M N O P & Q BLK 107 ASPEN THE N 50 FT OF LOTS R AND S BLK 107 ASPEN AND ALSO A PORTION OF S SPRING ST AND A PORTION OF UTE AVE E 10 FT OF LOT 1 BLK 102 ASPENE 10 FT OF LOT S BLK 102 ASPENTO H A BORNEFELD JR AND GEORGE P MITCHELL AN EASEMENT OVER ALONG AND ACROSS THE SLY 15 FT OF THAT CERTAIN TRACT OF LAND DESC IN DOC NO 114366 IN BK 199 PG 606 OF THE RECORDS OF PITKIN COUNTY AND THE ELY 20 FT OF LOT Q IN BLK 107 IN AND TO THE CITY AND TOWNSITE OF ASPEN FOR THE PURPOSES OF INGRESS AND EGRESS FROM UTE AVE AND THE ALLI FYS IN SAID R K 107 IN AND TO THE CITY AND

Business Name
 ASPEN CLUB LODGE/WOODSTONE INN
 Name
 Tax Items
 Protest (T)
 Pre/Suc
 Remarks
 Tax Sale
 Spc Asm
 Block
 Sales
 Misc (N)
 CAMA (A)
 Permit
 Personal (F)
 Oil and Gas
 Recording
 History
 Sibling
 Exemptio
 Tax change

Version	V. Date	Time	ID	Appl	New Version
20040108000	08-JAN-2004	03:01 AM	DP	AIMS	20040122000
TYPE		ACTUAL	ASSD	ACRES	SQ FT
COMMERCIAL		14,076,800	4,082,270		92,925
TOTAL		14,076,800	4,082,270		92,925

Queries
 ACCOUNT

Current Year	Prior Version	Tax Trx
Prior Year	Ne(x)t Version	Abatement
Next Year	Characteristics	Property Card
Update	Clear	Exit

GIS Map