

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GRAND SUMMIT RESORT PROPERTIES,</p> <p>v.</p> <p>Respondent:</p> <p>ROUTT COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas E. Downey, Jr. Downey & Knickrehm Address: 733 East Eighth Avenue Denver, Colorado 80203 Phone Number: 303-813-1111 Attorney Reg. No.: 9686</p>	<p>Docket Number: 43520</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.: R8166085

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Schedule No. R8166085

Value: \$6,350,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

The Routt County Assessor is directed to change her records accordingly.

DATED/MAILED this 18th day of June, 2004.

This decision was put on the record

June 17, 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

Marian F. Brennan

Marian F. Brennan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		BOARD OF ASSESSMENT APPEALS JAN 15 PM 4:34 CLERK
Petitioner: GRAND SUMMIT RESORT PROPERTIES, v. Respondent: ROUTT COUNTY BOARD OF COMMISSIONERS.		
ATTORNEY FOR RESPONDENT: John D. Merrill, Reg. No. 19505 Routt County Attorney 136 - 6 th Street P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone Number: (970) 870-5317 Fax Number: (970) 870-5381		Docket Number: 43520 Single County Schedule Number: R8166085
STIPULATION (As to Tax Year 2002 Actual Value)		

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 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: Steamboat Grand Resort Hotel Condo - Commercial Space
2. The subject property currently is classified as Commercial.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$0
Improvements	<u>\$6,495,430.00</u>
Total	<u>\$6,495,430.00</u>

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

Land	\$0
Improvements	<u>\$6,495,430.00</u>
Total	\$6,495,430.00

5. After further review and negotiation, Petitioner and the Board of County Commissioners agree to the following actual value for the subject property for tax year 2002:

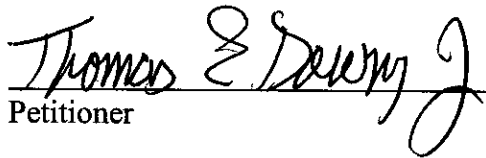
Land	\$0
Improvements	<u>\$6,350,000.00</u>
Total	\$6,350,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

7. The value of the subject property as reflected in this stipulation is based on an appraisal report prepared for the Board of Assessment Appeals utilizing the cost, market and income approaches to value.

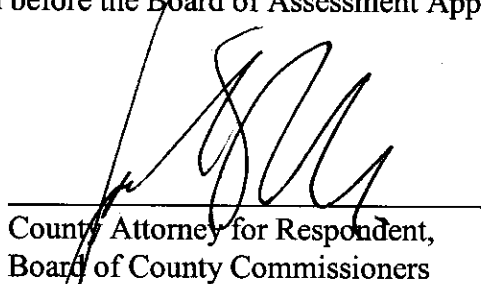
8. No hearing date has been scheduled before the Board of Assessment Appeals.

DATED this 27th day of May, 2004.



 Petitioner

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 County Attorney for Respondent,
 Board of County Commissioners

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 County Assessor

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 Routt County Assessor
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Docket Number 4352D