

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45510
Petitioner: AVON WYNFIELD, v. Respondent: EAGLE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R013907

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$8,559,100
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 14th day of June 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 13, 2006

Karen E Hart

Karen E. Hart

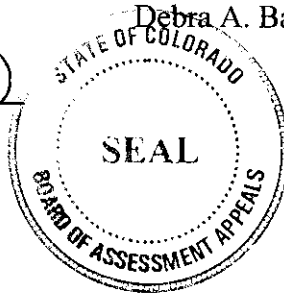
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p>Petitioner:</p> <p>AVON WYNFIELD LLC</p> <p>v.</p> <p>Respondent:</p> <p>EAGLE COUNTY BOARD OF EQUALIZATION</p> <hr/> <p>Bryan R. Treu, No. 29577 Eagle County Attorneys' Office P.O. Box 850 Eagle, Colorado 81631 970.328.8685 Fax: 970.328.8699</p>	<p style="text-align: center;">COURT USE ONLY</p> <hr/> <p>Docket No. 45510</p> <p>Schedule No(s): R013907</p> <div style="text-align: right; border: 1px solid black; padding: 5px;"> 2005 JUN 12 11:08:18 STATE OF COLORADO CLERK OF DISTRICT COURT DENVER, COLORADO </div>
<p>STIPULATION</p>	

The Petitioner and the Eagle County Board of Equalization ("the Board") hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property.

The Petitioner and the Board agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Parcel No. 210512201007
Schedule No. R013907
2. The subject property is classified as commercial.
3. The County Assessor assigned the following adjusted actual value to the subject property for tax year 2005:

Land Value	\$ 3,027,430
Improvement Value	\$ 7,288,890
Total	\$10,316,320

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

Land Value	\$ 3,027,430
Improvement Value	\$ 7,288,890
Total	\$ 10,316,320

5. After further review and negotiation, Petitioner and Board agree to the tax year 2005 actual value for the subject property as follows:

Land Value	\$ 3,027,430
Improvement Value	\$ 5,531,670
Total	\$ 8,559,100


6. The valuation shall be binding with respect to only tax year 2005.

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

Previous value determined by comparison to similar hotel operations. Actual income and expense data was submitted (not submitted with previous levels of appeals). A pro-forma was completed using that data submitted. The resulting value is the recommendation above.

DATED this 7th day of JUNE, 2006.

EAGLE COUNTY ATTORNEYS' OFFICE

By: 
Bryan R. Treu, No. 29577

Petitioner:

AVON WYNFIELD LLC

By:  #1685

~~Joe Monzon, Agent~~

~~Marvin F. Poer & Company~~

~~410 17th Street, Suite 1730~~

~~Denver, CO 80202~~

Ronald S. Losev

1099 18th Street #2600

Denver, CO 80202

Tel. 303-297-2600