

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48829</b>
Petitioner: <b>ARRABELLE AT VAIL SQUARE LLC,</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 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.: R058107**  
  
**Category: Valuation      Property Type: Mixed Use**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$173,292,730**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 25th day of January 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 24, 2008

*Karen E Hart*

Karen E. Hart

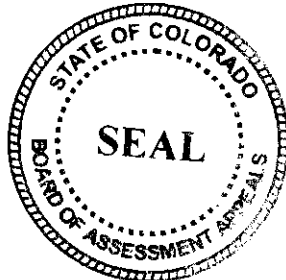
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 48829  
Single County Schedule Number: R058107

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STIPULATION (As to Tax Year 2007 Actual Value)

**ARRABELLE AT VAIL SQUARE LLC,**

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:  
Parcel # 210106325001, Lionshead Sixth Filing Lot 1
2. The subject property is classified as Mixed Use
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

Land - Residential	\$ 12,577,320.00
Land - Commercial	\$ 8,684,130.00
Improvements – Residential	\$154,328,140.00
Improvements – Commercial	\$ 18,053,330.00
Total	\$193,642,920.00

4. By request of the Petitioner, the Petitioner's timely appeal to the Board of Equalization was administratively denied.

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

5. After review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Land - Residential	\$ 19,237,360.00
Land - Commercial	\$ 2,024,090.00
Improvements – Residential	\$137,408,320.00
Improvements – Commercial	\$ 14,622,960.00
Total	\$173,292,730.00

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

Corrected selling price of residential units to \$1,500 per square foot

7. The valuation, as established above, shall be binding only with respect to tax year 2007.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

Dated this 21<sup>st</sup> day of December, 2007.

M. Van Donselaar

Michael Van Donselaar  
950 17<sup>th</sup> Street, Suite 2000  
Denver, Colorado 80202  
(303) 749-9034 (telephone)

Christina Hooper

Christina Hooper  
Assistant County Attorney  
and Attorney for the Board of  
Equalization  
P.O. Box 850  
Eagle, Colorado 81631  
(970) 328-8685 (telephone)

Mark Chapin

Mark Chapin  
County Assessor  
P.O. Box 850  
Eagle, Colorado 81631  
(970) 328-8640

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