

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50979
Petitioner: EW HOTEL RESIDENCES LLC, 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.: R059216+14

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$34,651,590

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 27th day of October 2008.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

October 24, 2008



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



Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: **48887 for 2007 and 50979 for 2008**
Multiple Schedule Numbers: (As set forth in the Attachments)

STIPULATION (As to Tax Year 2007 and Tax Year 2008 Actual Value)

EW HOTEL RESIDENCES LLC,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding tax year 2007 and tax year 2008 valuation of the subject properties, 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 described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as **Condo**.
3. Attachment "A" reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2007 and 2008.
4. By request of the Petitioner, the Petitioner's timely appeal to the Board of Equalization was administratively denied for each of the schedule numbers reflected in Attachment A.
5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2007 and 2008 actual values for the subject properties as shown in Attachment "B."

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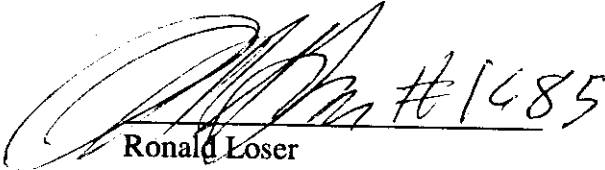
6. Brief narrative as to why the reduction was made:

The Assessor's Office did a physical inspection of the property and determined that the value was too high as illustrated by the comparable sales. An analysis of the entire neighborhood was conducted to determine the market value which, in turn, lowered the valuation of each unit.

7. The valuation, as established above, shall be binding only with respect to tax year 2007 and tax year 2008.

8. A hearing has been scheduled before the Board of Assessment Appeals for October 22, 2008 at 8:30 a.m. for the 2007 tax appeal.

Dated this 21st day of October, 2008.



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Equalization
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Docket Number 48887 for 2007
Docket Number 50979 for 2008

ATTACHMENT A
Actual Value as assigned by the Assessor
Docket Number: 48887 for 2007
Docket Number: 50979 for 2008

Schedule Number	Land Value	Improvement Value	Total Actual Value
R059216	\$ 318,000.00	\$ 2,332,000.00	\$ 2,650,000.00
R059217	\$ 324,820.00	\$ 2,381,980.00	\$ 2,706,800.00
R059218	\$ 293,090.00	\$ 2,157,490.00	\$ 2,450,580.00
R059219	\$ 362,400.00	\$ 2,657,600.00	\$ 3,020,000.00
R059220	\$ 347,450.00	\$ 2,547,950.00	\$ 2,895,400.00
R059221	\$ 318,030.00	\$ 2,332,190.00	\$ 2,650,220.00
R059222	\$ 324,820.00	\$ 2,381,980.00	\$ 2,706,800.00
R059223	\$ 293,090.00	\$ 2,157,490.00	\$ 2,450,580.00
R059224	\$ 362,400.00	\$ 2,657,600.00	\$ 3,020,000.00
R059225	\$ 347,450.00	\$ 2,547,950.00	\$ 2,895,400.00
R059226	\$ 318,030.00	\$ 2,332,190.00	\$ 2,650,220.00
R059227	\$ 324,820.00	\$ 2,381,980.00	\$ 2,706,800.00
R059228	\$ 293,090.00	\$ 2,157,490.00	\$ 2,450,580.00
R059229	\$ 362,400.00	\$ 2,657,600.00	\$ 3,020,000.00
R059230	\$ 347,450.00	\$ 2,547,950.00	\$ 2,895,400.00

ATTACHMENT B
Actual Value as agreed to by all Parties
Docket Number: 48887 for 2007
Docket Number: 50979 for 2008

Schedule Number	Land Value	Improvement Value	Total Actual Value
R059216	\$ 261,230.00	\$ 1,923,670.00	\$ 2,184,900.00
R059217	\$ 248,590.00	\$ 1,831,160.00	\$ 2,079,750.00
R059218	\$ 237,880.00	\$ 1,752,660.00	\$ 1,990,540.00
R059219	\$ 327,570.00	\$ 2,410,360.00	\$ 2,737,930.00
R059220	\$ 313,810.00	\$ 2,309,420.00	\$ 2,623,230.00
R059221	\$ 261,230.00	\$ 1,923,890.00	\$ 2,185,120.00
R059222	\$ 248,590.00	\$ 1,831,160.00	\$ 2,079,750.00
R059223	\$ 237,880.00	\$ 1,752,660.00	\$ 1,990,540.00
R059224	\$ 327,570.00	\$ 2,410,360.00	\$ 2,737,930.00
R059225	\$ 313,810.00	\$ 2,309,420.00	\$ 2,623,230.00
R059226	\$ 237,480.00	\$ 1,749,740.00	\$ 1,987,220.00
R059227	\$ 248,590.00	\$ 1,831,160.00	\$ 2,079,750.00
R059228	\$ 237,880.00	\$ 1,752,660.00	\$ 1,990,540.00
R059229	\$ 327,570.00	\$ 2,410,360.00	\$ 2,737,930.00
R059230	\$ 313,810.00	\$ 2,309,420.00	\$ 2,623,230.00