

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52201
Petitioner: STEAMBOAT STS DEVELOPMENT LLC, v. Respondent: ROUTT 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.: R0042518+1

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$28,977,930
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 23rd day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

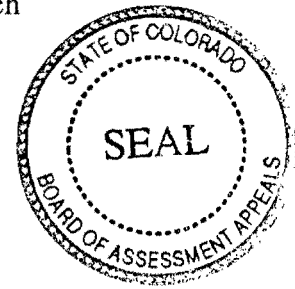
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
2010 DEC 17 PM 1:30

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 52201
Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2009 Actual Value)

Steamboat STS Development LLC

Petitioner

vs.

Routt COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) 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 Attachments to this Stipulation.
2. The subject properties are classified as Commercial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2009.

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

After a review of the case and discussions with the tax agent
we agreed to this settlement. The amount was within a reason-
able range from the selling price and the appraisal which
was done by a county contractor.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 20th, 2011 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14 day of December, 2010

Thomas E Downey J 9686
Petitioner(s) or Agent or Attorney

Address:
Tom Downey - Downey Murray
383 Inverness Parkway
Suite 300
Englewood, CO 80112
Telephone: 303 813-1111

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
P.O. Box 773598
Steamboat Springs, CO 80477

Telephone: 970 879-5544-8705 317

[Signature]
County Assessor

Address:
P.O. Box 773210
Steamboat Springs, CO 80477

Telephone: 970 870-5544

Docket Number 52201

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 52201

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0042518	\$ 3,132,000 .00	\$ 0 .00	\$ 3,132,000 .00
R3254399	\$ 26,518,540 .00	\$ 126,951 .00	\$ 26,645,491 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
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	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
	\$.00	\$.00	\$ 0 .00
TOTAL:	\$ 29,650,540 .00	\$ 126,951 .00	\$ 29,777,491 .00

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 52201

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0042518	\$ 3,132,000.00	\$ 0.00	\$ 3,132,000.00
R3254399	\$ 26,518,540.00	\$ 126,951.00	\$ 26,645,491.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 29,650,540.00	\$ 126,951.00	\$ 29,777,491.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 52201

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0042518	\$ 3,132,000.00	\$.00	\$ 3,132,000.00
R3254399	\$ 25,718,980.00	\$ 126,950.00	\$ 25,845,930.00
	\$.00	\$.00	\$ 0.00
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	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 28,850,980.00	\$ 126,950.00	\$ 28,977,930.00