

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52278
Petitioner: WORLDMARK, THE CLUB, 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.: R8164151+34

Category: Valuation Property Type: Residential
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: \$10,536,680

(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 19th day of April 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

Melissa Nord
Melissa Nord

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 52278

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

STIPULATION (As to Tax Year 2009 Actual Value)

WORLD MARK THE CLUB

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 RESIDENTIAL CONDO (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.

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

ANALYSIS OF ADDITIONAL COMPARABLE 2-BEDROOM SALES INDICATED A LOWER VALUATION RATE. NO VALUATION CHANGE ON 1 OR 3-BEDROOMS. ASSIGNED VALUES BY ASSESSOR AND COUNTY BOARD OF EQUALIZATION AS WELL AS STIPULATED VALUES AGREED TO BY ALL PARTIES ARE ON ATTACHMENT.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on NOT YET SCHEDULED (date) at N/A (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

Gregory Damico

Petitioner(s) or Agent or Attorney

Address:
GREGORY A. DAMICO, AGENT
201 NE PARK PLAZA DR.
SUITE 244
VANCOUVER, WA 98684
Telephone: 360-750-6884

DATED this 12 day of APRIL 2010
[Signature]

County Attorney for Respondent,
Board of Equalization

Address:
522 LINCOLN AVE
P.O. BOX 773598
STEAMBOAT SPRINGS, CO
80477
Telephone: 970-879-0108

M. Hanjan

County Assessor

Address:
522 LINCOLN AVE
P.O. BOX 773210
STEAMBOAT SPRINGS, CO 80477
Telephone: 970-870-5544

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Board of Assessment Appeals
State of Colorado

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ATTACHMENT A

Actual Values as assigned by the Assessor

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R8165275	\$0.00	\$262,960.00	\$262,960.00
R8165276	\$0.00	\$262,960.00	\$262,960.00
R8165277	\$0.00	\$262,960.00	\$262,960.00
R8165278	\$0.00	\$262,960.00	\$262,960.00
R8165279	\$0.00	\$262,960.00	\$262,960.00
R8165280	\$0.00	\$262,960.00	\$262,960.00
R8165285	\$0.00	\$262,960.00	\$262,960.00
R8165287	\$0.00	\$262,960.00	\$262,960.00
R8165289	\$0.00	\$262,960.00	\$262,960.00
R8165290	\$0.00	\$262,960.00	\$262,960.00
R8165291	\$0.00	\$262,960.00	\$262,960.00
R8165292	\$0.00	\$262,960.00	\$262,960.00
R8165293	\$0.00	\$262,960.00	\$262,960.00
R8165294	\$0.00	\$262,960.00	\$262,960.00
R8165295	\$0.00	\$262,960.00	\$262,960.00
R8165299	\$0.00	\$262,960.00	\$262,960.00
R8165300	\$0.00	\$262,960.00	\$262,960.00
R8165303	\$0.00	\$262,960.00	\$262,960.00
R8165304	\$0.00	\$262,960.00	\$262,960.00
R8165306	\$0.00	\$262,960.00	\$262,960.00
R8164151	\$0.00	\$367,430.00	\$367,430.00
R8165269	\$0.00	\$355,710.00	\$355,710.00
R8165270	\$0.00	\$355,710.00	\$355,710.00
R8165274	\$0.00	\$355,710.00	\$355,710.00
R8165281	\$0.00	\$367,430.00	\$367,430.00
R8165282	\$0.00	\$355,710.00	\$355,710.00
R8165283	\$0.00	\$355,710.00	\$355,710.00
R8165284	\$0.00	\$355,710.00	\$355,710.00
R8165286	\$0.00	\$345,420.00	\$345,420.00
R8165288	\$0.00	\$355,710.00	\$355,710.00
R8165296	\$0.00	\$355,710.00	\$355,710.00
R8165297	\$0.00	\$355,710.00	\$355,710.00
R8165298	\$0.00	\$355,710.00	\$355,710.00
R8165302	\$0.00	\$355,710.00	\$355,710.00
R8165305	\$0.00	\$495,380.00	\$495,380.00
<u>TOTAL:</u>	<u>\$0.00</u>	<u>\$10,747,670.00</u>	<u>\$10,747,670.00</u>

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ATTACHMENT B

Actual Values as assigned by the CBOE

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R8165275	\$0.00	\$262,960.00	\$262,960.00
R8165276	\$0.00	\$262,960.00	\$262,960.00
R8165277	\$0.00	\$262,960.00	\$262,960.00
R8165278	\$0.00	\$262,960.00	\$262,960.00
R8165279	\$0.00	\$262,960.00	\$262,960.00
R8165280	\$0.00	\$262,960.00	\$262,960.00
R8165285	\$0.00	\$262,960.00	\$262,960.00
R8165287	\$0.00	\$262,960.00	\$262,960.00
R8165289	\$0.00	\$262,960.00	\$262,960.00
R8165290	\$0.00	\$262,960.00	\$262,960.00
R8165291	\$0.00	\$262,960.00	\$262,960.00
R8165292	\$0.00	\$262,960.00	\$262,960.00
R8165293	\$0.00	\$262,960.00	\$262,960.00
R8165294	\$0.00	\$262,960.00	\$262,960.00
R8165295	\$0.00	\$262,960.00	\$262,960.00
R8165299	\$0.00	\$262,960.00	\$262,960.00
R8165300	\$0.00	\$262,960.00	\$262,960.00
R8165303	\$0.00	\$262,960.00	\$262,960.00
R8165304	\$0.00	\$262,960.00	\$262,960.00
R8165306	\$0.00	\$262,960.00	\$262,960.00
R8164151	\$0.00	\$367,430.00	\$367,430.00
R8165269	\$0.00	\$355,710.00	\$355,710.00
R8165270	\$0.00	\$355,710.00	\$355,710.00
R8165274	\$0.00	\$355,710.00	\$355,710.00
R8165281	\$0.00	\$367,430.00	\$367,430.00
R8165282	\$0.00	\$355,710.00	\$355,710.00
R8165283	\$0.00	\$355,710.00	\$355,710.00
R8165284	\$0.00	\$355,710.00	\$355,710.00
R8165286	\$0.00	\$345,420.00	\$345,420.00
R8165288	\$0.00	\$355,710.00	\$355,710.00
R8165296	\$0.00	\$355,710.00	\$355,710.00
R8165297	\$0.00	\$355,710.00	\$355,710.00
R8165298	\$0.00	\$355,710.00	\$355,710.00
R8165302	\$0.00	\$355,710.00	\$355,710.00
R8165305	\$0.00	\$495,380.00	\$495,380.00
TOTAL:	\$0.00	\$10,747,670.00	\$10,747,670.00

Board of Assessment Appeals
State of Colorado

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ATTACHMENT C
Actual Values as agreed to by all Parties

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R8165275</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165276</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165277</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165278</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165279</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165280</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165285</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165287</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165289</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165290</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165291</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165292</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165293</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165294</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165295</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165299</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165300</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165303</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165304</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8165306</u>	<u>\$0.00</u>	<u>\$262,960.00</u>	<u>\$262,960.00</u>
<u>R8164151</u>	<u>\$0.00</u>	<u>\$351,900.00</u>	<u>\$351,900.00</u>
<u>R8165269</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165270</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165274</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165281</u>	<u>\$0.00</u>	<u>\$351,900.00</u>	<u>\$351,900.00</u>
<u>R8165282</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165283</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165284</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165286</u>	<u>\$0.00</u>	<u>\$330,820.00</u>	<u>\$330,820.00</u>
<u>R8165288</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165296</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165297</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165298</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165302</u>	<u>\$0.00</u>	<u>\$340,680.00</u>	<u>\$340,680.00</u>
<u>R8165305</u>	<u>\$0.00</u>	<u>\$495,380.00</u>	<u>\$495,380.00</u>
<u>TOTAL:</u>	<u>\$0.00</u>	<u>\$10,536,680.00</u>	<u>\$10,536,680.00</u>