

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52897</b>
Petitioner: <b>STARWOOD STEAMBOAT LLC,</b>  v. Respondent: <b>ROUTT 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.: R0477324+1**

**Category: Valuation      Property Type: Commercial Real**

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:            \$36,002,390**  
(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: 52897  
Multiple County Schedule Numbers: (As Set Forth in the Attached)

---

STIPULATION (As to Tax Year 2009 Actual Value)

---

STARWOOD STEAMBOAT 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 VACANT & 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.

2010 OCT -8 PM 1:48

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

A closer analysis of market activity, property characteristics  
and approaches to value supports the value conclusions  
attached.

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

DATED this 6<sup>th</sup> day of APRIL, 2010  
[Signature]  
#1685  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
RONALD LOSER  
1099 18TH STREET, SUITE 2600  
DENVER, CO 80202  
2606  
Telephone: (303) 297-2750

Address:  
ROUTT COUNTY ATTORNEY  
522 LINCOLN AVENUE  
P.O. BOX 773598  
STEAMBOAT SPRINGS, CO 80477  
Telephone: (970) 870-5317

[Signature]  
County Assessor

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

Docket Number 52897

2010 APR -3 PM 1:48





**ATTACHMENT C**  
Actual Values as agreed to by all Parties

Docket Number 52897

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R0477324	\$ 850,000.00	\$ .00	\$ 850,000.00
R4253379	\$ 25,309,720.00	\$ 9,842,670.00	\$ 35,152,390.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 26,159,720.00	\$ 9,842,670.00	\$ 36,002,390.00