

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52972</b>
Petitioner: <b>RIVERFRONT VILLAGE HOTEL 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.: R063146+15**  
  
**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:            \$20,490,670**  
 (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 Eagle County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 27th day of August 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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 52972  
Multiple Schedule Numbers: (As set forth in Exhibit A)

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STIPULATION (As to Tax Year 2009 Actual Values)

**RIVERFRONT VILLAGE HOTEL LLC,**

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding tax year 2009 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 by the Eagle County Schedule Numbers as set forth on Exhibit A to this Stipulation, attached hereto and incorporated herein by this reference.
2. The subject properties are classified as **Commercial**.
3. Exhibit A shows the following: 1) the actual values of the subject properties as assigned by the Assessor for tax year 2009; 2) the Board of Equalization valuations assigned by the Board of Equalization; and 3) the stipulated values agreed to by the Petitioner and the Board of Equalization.
4. Brief narrative as to why the reduction was made:


**The stipulated values were agreed upon by Petitioner and Eagle County during pre-hearing discussions.**

RECORDED IN 2010

5. The stipulated values, as established by Exhibit A, shall be binding only with respect to tax year 2009.

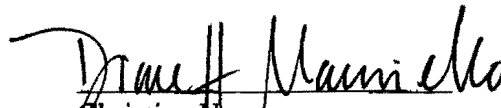
6. A hearing has been scheduled before the Board of Assessment Appeals for May 24, 2010 at 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 23<sup>rd</sup> day of August, 2010.



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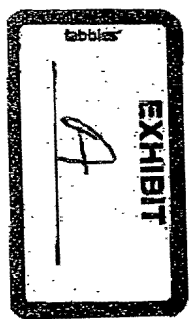
Ronald Loser  
1099 18<sup>th</sup> Street  
Suite 2600  
Denver, CO 80202



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

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Westin Riverfront		Stipulation 4/30/2010								
Account#	Unit	ASR LAND	ASR IMPS	ASR Actual	CBOE LAND	CBOE IMPS	CBOE TOTAL	STIP LAND	STIP IMPS	STIP TOTAL
R063146	H-1	\$205,770	\$4,490,110	\$ 4,695,880.00	\$ 205,770.00	\$ 4,490,110.00	\$ 4,695,880.00	\$ 205,770.00	\$ 3,973,560.00	\$ 4,179,330
R063147	H-2	\$98,430	\$3,645,030	\$ 3,743,460.00	\$ 98,430.00	\$ 3,645,030.00	\$ 3,743,460.00	\$ 98,430.00	\$ 3,233,250.00	\$ 3,331,680
R063148	H-3	\$38,480	\$1,424,770	\$ 1,463,250.00	\$ 38,480.00	\$ 1,424,770.00	\$ 1,463,250.00	\$ 38,480.00	\$ 1,263,810.00	\$ 1,302,290
R063149	H-4	\$82,250	\$3,045,980	\$ 3,128,230.00	\$ 82,250.00	\$ 3,045,980.00	\$ 3,128,230.00	\$ 82,250.00	\$ 2,701,870.00	\$ 2,784,120
R063150	H-5	\$8,640	\$319,980	\$ 328,620.00	\$ 8,640.00	\$ 319,980.00	\$ 328,620.00	\$ 8,640.00	\$ 283,830.00	\$ 292,470
R063151	C-100	\$22,030	\$840,870	\$ 862,900.00	\$ 22,030.00	\$ 840,870.00	\$ 862,900.00	\$ 22,030.00	\$ 745,950.00	\$ 767,980
R063152	C-101	\$32,060	\$1,211,090	\$ 1,243,150.00	\$ 32,060.00	\$ 1,211,090.00	\$ 1,243,150.00	\$ 32,060.00	\$ 1,074,340.00	\$ 1,106,400
R063153	C-102	\$7,250	\$281,990	\$ 289,240.00	\$ 7,250.00	\$ 281,990.00	\$ 289,240.00	\$ 7,250.00	\$ 250,170.00	\$ 257,420
R063154	C-103	\$14,220	\$537,130	\$ 551,350.00	\$ 14,220.00	\$ 537,130.00	\$ 551,350.00	\$ 14,220.00	\$ 476,480.00	\$ 490,700
R063155	C-104	\$94,520	\$2,129,240	\$ 2,223,760.00	\$ 94,520.00	\$ 2,129,240.00	\$ 2,223,760.00	\$ 94,520.00	\$ 1,884,630.00	\$ 1,979,150
R063156	C-105	\$2,510	\$92,360	\$ 94,870.00	\$ 2,510.00	\$ 92,360.00	\$ 94,870.00	\$ 2,510.00	\$ 81,920.00	\$ 84,430
R063157	C-106	\$91,180	\$2,028,350	\$ 2,119,530.00	\$ 91,180.00	\$ 2,028,350.00	\$ 2,119,530.00	\$ 91,180.00	\$ 1,795,200.00	\$ 1,886,380
R063158	C-107	\$63,010	\$1,403,440	\$ 1,466,450.00	\$ 63,010.00	\$ 1,403,440.00	\$ 1,466,450.00	\$ 63,010.00	\$ 1,242,130.00	\$ 1,305,140
R063160	C-109	\$7,810	\$289,740	\$ 297,550.00	\$ 7,810.00	\$ 289,740.00	\$ 297,550.00	\$ 7,810.00	\$ 257,010.00	\$ 264,820
R063161	C-110	\$10,870	\$409,200	\$ 420,070.00	\$ 10,870.00	\$ 409,200.00	\$ 420,070.00	\$ 10,870.00	\$ 362,990.00	\$ 373,860
R063162	C-111	\$2,510	\$92,440	\$ 94,950.00	\$ 2,510.00	\$ 92,440.00	\$ 94,950.00	\$ 2,510.00	\$ 81,990.00	\$ 84,500
				\$ 23,023,260.00			\$			\$ 20,490,670



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