

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52973</b>
Petitioner: <b>TRAER CREEK-HD 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.: R053320**

**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:            \$17,522,000**

(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 5th day of November 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.

*CM*

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

*Debra A. Baumbach*

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Debra A. Baumbach



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
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Docket Number: 52973  
Single County Schedule Number: R053320

STIPULATION (As to Tax Year 2009 Actual Value)

TRAER CREEK-HD LLC,

Petitioner,

vs.

**EAGLE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner 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 and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as

**295 Yoder Avenue  
Village at Avon, Filing 1, Lot 4**

2. The subject property is classified as **Commercial**

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$ 3,791,030.00
Improvements	\$ 14,769,450.00
Total	\$ 18,560,480.00

4. After a timely appeal to the Board of Equalization in 2009, the Board of Equalization valued the subject property as follows:

Land	\$ 3,791,030.00
Improvements	\$ 14,769,450.00
Total	\$ 18,560,480.00

5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$	3,791,030.00
Improvements	\$	13,730.970.00
Total	\$	17,522,000.00

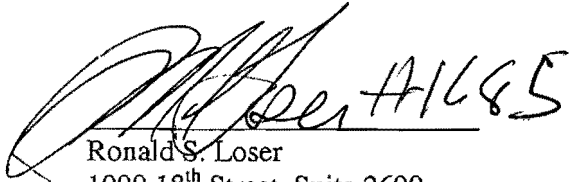
6. Brief narrative as to why the reduction was made:

**Assessor determined that adjustment was warranted based on a review of rents paid by other similar big-box properties in the area. Petitioner agreed with proposed settlement number.**

7. The valuation, as established above, shall be binding with respect to tax year 2009.

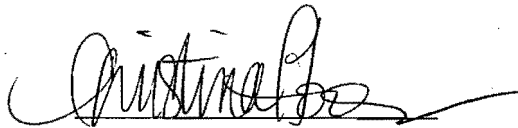
8. A hearing has been scheduled before the Board of Assessment Appeals for November 4, 2010.

Dated this 2nd day of November, 2010.



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