

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56491
Petitioner: TRAER CREEK-HD LLC, v. Respondent: EAGLE 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.: R053320

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 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 2010 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 22nd day of February 2011.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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Docket Number: 56491
Single County Schedule Number: R053320

STIPULATION (As to Tax Year 2010 Actual Value)

TRAER CREEK-HD LLC,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 2010:

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 2010, 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 2010 actual value for the subject property:

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

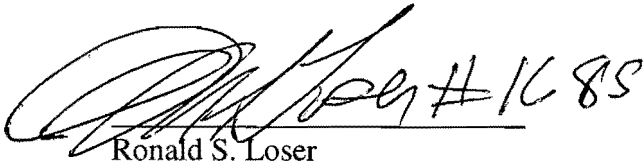
6. Brief narrative as to why the reduction was made:

Assessor determined that adjustment is 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 2010.

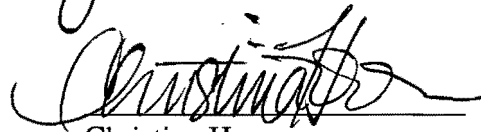
8. No hearing has been scheduled before the Board of Assessment Appeals.

Dated this 10th day of February, 2011.



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