

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58249
Petitioner: ROARING FORK CLUB CABIN OPERATIONS, v. Respondent: PITKIN 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.: R016497+49

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$133,304,800

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

The Pitkin County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 27th day of April 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number R016497 + 49
Docket Number 52849

58249 LF

STIPULATION (As To Tax Year 2011 Actual Value)

Roaring Fork Club Cabin Operations

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Roaring Fork Club Cabin Operations and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this stipulation are described as:

See attached summary.
2. The County Assessor originally assigned the following actual values on the subject properties for the tax year 2011:

See attached valuation summary
3. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows:

See attached valuation summary

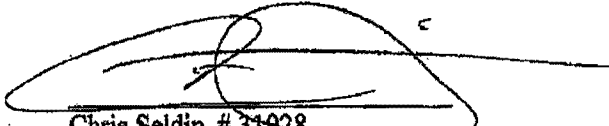
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2011 actual values for the subject properties:

See attached valuation summary

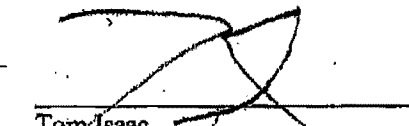
5. The valuations, as established above, shall be binding with respect to tax year 2011 and 2012.

6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

Dated this 12th day of April, 2012.



Chris Seldin, # 31928
Pitkin County Attorney
530 East Main Street, Suite 302
Aspen, Colorado 81611
(970)920-5190



Tom Isaac
Pitkin County Assessor
506 East Main Street, Suite 202
Aspen, Colorado 81611
(970)920-5160

ATTORNEY FOR RESPONDENT
PITKIN COUNTY BOARD
OF EQUALIZATION



Bruce Cartwright
DUFF & PHELPS
960 17th St., Ste. 2000
Denver, CO 80202
303-749-8009
Agent for Petitioners

ROARING FORK CLUB CABINS 2011 VALUATION					2011/2012
Account	Parcel #	Tax Year	2011 ASSESSOR'S ACTUAL VALUE	CBOE VALUATION	Stipulated Value
R007203	246717400027	2011	\$2,913,700	\$2,913,700	\$2,768,000
R016494	246717429005	2011	\$2,919,100	\$2,919,100	\$2,773,100
R016495	246717429006	2011	\$2,919,200	\$2,919,200	\$2,773,200
R016496	246717429007	2011	\$2,827,900	\$2,827,900	\$2,686,500
R016497	246717429008	2011	\$2,919,200	\$2,919,200	\$2,773,200
R016498	246717429009	2011	\$2,919,200	\$2,919,200	\$2,773,200
R016499	246717429010	2011	\$2,809,900	\$2,809,900	\$2,669,400
R016500	246717429011	2011	\$2,718,600	\$2,718,600	\$2,582,700
R016501	246717429012	2011	\$2,718,600	\$2,718,600	\$2,582,700
R016502	246717129013	2011	\$2,818,500	\$2,818,500	\$2,677,600
R016503	246717429014	2011	\$2,568,500	\$2,568,500	\$2,440,100
R016504	246717429015	2011	\$2,718,500	\$2,718,500	\$2,582,600
R016505	246717429016	2011	\$2,568,500	\$2,568,500	\$2,440,100
R016506	246717429017	2011	\$2,568,500	\$2,568,500	\$2,440,100
R016507	246717429018	2011	\$2,568,500	\$2,568,500	\$2,440,100
R016508	246717329019	2011	\$2,659,800	\$2,659,800	\$2,526,800
R016509	246717329020	2011	\$2,568,500	\$2,568,500	\$2,440,100
R016510	246717329021	2011	\$2,659,800	\$2,659,800	\$2,526,800
R016514	246717330004	2011	\$2,872,600	\$2,872,600	\$2,729,000
R016515	246717330005	2011	\$2,863,300	\$2,863,300	\$2,720,100
R016516	246717330006	2011	\$2,814,500	\$2,814,500	\$2,673,800
R016517	246717330007	2011	\$2,568,500	\$2,568,500	\$2,440,100
R016518	246717330008	2011	\$2,687,900	\$2,687,900	\$2,553,500
R016519	246717330009	2011	\$2,907,700	\$2,907,700	\$2,762,300
R016520	246717330010	2011	\$2,718,500	\$2,718,500	\$2,582,600
R016521	246717330011	2011	\$2,899,300	\$2,899,300	\$2,754,300
R016522	246717330012	2011	\$2,809,800	\$2,809,800	\$2,669,300
R016523	246720130013	2011	\$2,907,700	\$2,907,700	\$2,762,300
R016524	246720130014	2011	\$2,718,500	\$2,718,500	\$2,582,600
R016525	246720130015	2011	\$2,718,500	\$2,718,500	\$2,582,600
R016526	246720130016	2011	\$2,718,500	\$2,718,500	\$2,583,600
R016527	246720130017	2011	\$2,718,500	\$2,718,500	\$2,582,600
R016528	246720130018	2011	\$2,799,400	\$2,799,400	\$2,659,400
R016529	246720130019	2011	\$2,590,800	\$2,590,800	\$2,461,300
R016530	246720130020	2011	\$2,659,900	\$2,659,900	\$2,526,900
R016531	246720130021	2011	\$2,568,600	\$2,568,600	\$2,440,200
R016532	246720230022	2011	\$2,778,800	\$2,778,800	\$2,639,900
R016534	246720230024	2011	\$2,818,600	\$2,818,600	\$2,677,700
R016535	246720230025	2011	\$2,568,600	\$2,568,600	\$2,440,200
R016536	246720230026	2011	\$2,809,900	\$2,809,900	\$2,669,400
R016537	246720130027	2011	\$2,568,600	\$2,568,600	\$2,440,200
R016538	246720230028	2011	\$2,833,200	\$2,833,200	\$2,691,500
R016539	246720230029	2011	\$2,809,900	\$2,809,900	\$2,669,400
R016540	246720230030	2011	\$2,809,900	\$2,809,900	\$2,669,400
R016541	246720230031	2011	\$2,718,600	\$2,718,600	\$2,582,700
R016854	246717331001	2011	\$4,868,700	\$4,868,700	\$4,625,300
R017467	246717429022	2011	\$2,956,600	\$2,956,600	\$2,808,800
R018392	246717429024	2011	\$2,988,500	\$2,988,500	\$2,839,100
R018393	246717429025	2011	\$2,894,000	\$2,894,000	\$2,749,300
R018394	246717429026	2011	\$2,988,500	\$2,988,500	\$2,839,100
				\$140,319,400	\$133,304,800