



**ORDER:**

Respondent is ordered to reduce the 2011 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 21st day of December 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

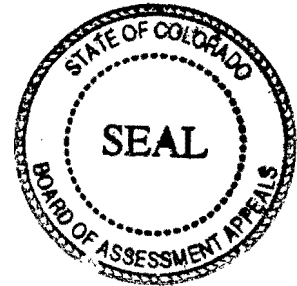
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara*

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

*Debra A. Baumbach*

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



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

OFFICE OF THE CLERK  
1000 WEST 14TH AVENUE  
DENVER, CO 80202  
APR 19 11:50

Docket Number: 58640  
Single County Schedule Number: R063146 + 19

STIPULATION (As to Tax Year 2011 Actual Value)

**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 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.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this stipulation are described as

**Riverfront Resort & Spa  
126 Riverfront Lane**

2. The subject properties are classified as **Commercial**.
3. Attachment "A" reflects the actual values of the subject properties as assigned by the Assessor for tax year 2011.
4. Attachment "B" reflects the actual values of the subject properties as determined by the Board of Equalization.

5. After review and negotiation, Petitioner and County Board of Equalization agree to the actual values for tax year 2011 for the subject properties as shown in Attachment "C".


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

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

7. The valuation, as established above, shall be binding only with respect to tax year 2011.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

Dated this 16<sup>th</sup> day of December, 2011.

 #1485

~~Joe Menzon  
Marvin & Poer  
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Denver, CO 8202~~

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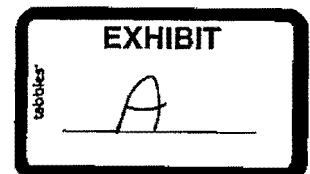
# Riverfront Village Hotel LLC (Westin Riverfront)

## 2011 Stipulation

Docket: ~~Not Assigned~~ 58640

### Attachment A ASSESSOR LEVEL

Sch #	2011 Land	2011 Imp	2011 Total
R063146	\$0	\$3,343,160	\$3,343,160
R063147	\$0	\$2,665,340	\$2,665,340
R063148	\$0	\$1,041,830	\$1,041,830
R063149	\$0	\$2,227,300	\$2,227,300
R063150	\$0	\$233,980	\$233,980
R063151	\$0	\$614,380	\$614,380
R063152	\$0	\$885,120	\$885,120
R063153	\$0	\$205,940	\$205,940
R063154	\$0	\$392,560	\$392,560
R063155	\$0	\$1,583,320	\$1,583,320
R063156	\$0	\$67,540	\$67,540
R063157	\$0	\$1,509,100	\$1,509,100
R063158	\$0	\$1,044,110	\$1,044,110
R063159	\$0	\$35,010	\$35,010
R063160	\$0	\$211,860	\$211,860
R063161	\$0	\$299,090	\$299,090
R063162	\$0	\$67,600	\$67,600
R064200	\$0	\$949,750	\$949,750
R064201	\$0	\$596,980	\$596,980
<b>Total</b>		<b>\$17,973,970</b>	<b>\$17,973,970</b>



# Riverfront Village Hotel LLC (Westin Riverfront)

## 2011 Stipulation

Docket: ~~Not Assigned~~ 58640

### Attachment B BOE VALUATION

Sch #	2011 Land	2011 Imp	2011 Total
R063146	\$0	\$3,343,160	\$3,343,160
R063147	\$0	\$2,665,340	\$2,665,340
R063148	\$0	\$1,041,830	\$1,041,830
R063149	\$0	\$2,227,300	\$2,227,300
R063150	\$0	\$233,980	\$233,980
R063151	\$0	\$614,380	\$614,380
R063152	\$0	\$885,120	\$885,120
R063153	\$0	\$205,940	\$205,940
R063154	\$0	\$392,560	\$392,560
R063155	\$0	\$1,583,320	\$1,583,320
R063156	\$0	\$67,540	\$67,540
R063157	\$0	\$1,509,100	\$1,509,100
R063158	\$0	\$1,044,110	\$1,044,110
R063159	\$0	\$35,010	\$35,010
R063160	\$0	\$211,860	\$211,860
R063161	\$0	\$299,090	\$299,090
R063162	\$0	\$67,600	\$67,600
R064200	\$0	\$949,750	\$949,750
R064201	\$0	\$596,980	\$596,980
<b>Total</b>		<b>\$17,973,970</b>	<b>\$17,973,970</b>



# Riverfront Village Hotel LLC (Westin Riverfront)

## 2011 Stipulation

Docket: ~~Not Assigned~~ 58640

### Attachment C BAA STIPULATION

Sch #	2011 Land	2011 Imp	2011 Total
R063146	\$0	\$810,000	\$810,000
R063147	\$0	\$713,500	\$713,500
R063148	\$0	\$341,000	\$341,000
R063149	\$0	\$1,200,000	\$1,200,000
R063150	\$0	\$75,400	\$75,400
R063151	\$0	\$486,250	\$486,250
R063152	\$0	\$710,750	\$710,750
R063153	\$0	\$162,250	\$162,250
R063154	\$0	\$188,850	\$188,850
R063155	\$0	\$1,043,820	\$1,043,820
R063156	\$0	\$32,400	\$32,400
R063157	\$0	\$1,210,650	\$1,210,650
R063158	\$0	\$652,400	\$652,400
R063159	\$0	\$10,000	\$10,000
R063160	\$0	\$68,100	\$68,100
R063161	\$0	\$96,000	\$96,000
R063162	\$0	\$22,300	\$22,300
R064200	\$0	\$447,250	\$447,250
R064201	\$0	\$281,500	\$281,500
<b>Total</b>		<b>\$8,552,420</b>	<b>\$8,552,420</b>

