

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62672
Petitioner: VAIL CORP., 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.: R063727+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$8,410,940

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

ORDER:

Respondent is ordered to reduce the 2013 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 November 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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



2013 NOV 21 AM 7:33

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 62672

Eagle County Schedule Number(s): Multiple Schedule Numbers

STIPULATION (As to Tax Year 2013 Actual Value)

VAIL CORP

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent (collectively, the "Parties") hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

The Parties agree and stipulate as follows:

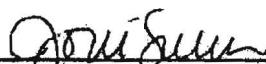
1. The property subject to this stipulation is described as:
Subdivision: Red Sky Ranch Tract: GC8, GC9, GC10, GC11, GC12, GC13 aka
Norman Golf Course;
Subdivision: Red Sky Ranch Tract: GC1, GC2, GC3, GC4, GC5, GC6, GC7,
GC15 (Golf Course) aka Fazio;
Also known as: 1099 Red Sky Rd; 1765 Belly Ache Ridge Rd.
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 2013 as detailed in Exhibit A.
4. After a timely appeal to the Board of Equalization (CBOE), the CBOE valued the subject property as detailed in Exhibit B.
5. After review and negotiation, Petitioner and CBOE agree to the following tax year 2013 actual value for the subject property as detailed in Exhibit C.
6. Brief narrative as to why the reduction was made:

Value was adjusted at a pre-BAA settlement meeting with the property owner and agent. The adjusted value is in line with other similar golf course property in Eagle County.

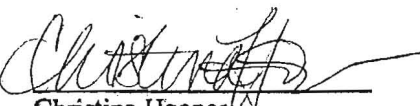
7. The Parties expressly agree that the settled valuation established herein was accepted by the Parties for settlement purposes only, that they have resolved all disputes giving rise to the tax appeal and Petitioner expressly waives any right it may have to initiate a subsequent valuation protest or abatement petition for tax year 2013 relating to the property. The Parties further stipulate and agree that this Agreement does not constitute an admission of liability; that it does not constitute any factual or legal precedent whatsoever; and that it may not be used as evidence in any subsequent proceeding of any kind, except in an action alleging breach of this stipulation agreement.

8. A hearing has been scheduled before the Board of Assessment Appeals for January 9, 2014 at 8:30 a.m. and should be vacated upon the Board's acceptance of this Stipulation Agreement.

Dated this 20th day of November, 2013.



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Christina Hooper
Assistant County Attorney
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OWNERS: VAIL CORP
 PROPERTY: Red Sky Ranch - Fazio Golf Course; Red Sky Ranch - Norman Golf Course
 BAA STIPULATION DOCKET #: 62672

Original Value

ACCOUNT	PARCEL	ASSESSOR REC. LAND VALUE	ASSESSOR REC. IMP VALUE	ASSESSOR SINGLE FAM. RES. VALUE	ASSESSOR EXEMPT VALUE	ASSESSOR TOTAL VALUE	ASSESSOR ASSESSED VALUE
R063727	1941-223-05-001	3,430,230	851,430	118,010	33,720	4,433,390	1,251,070
R063731	1941-214-06-001	3,065,390	1,323,100			4,388,490	1,272,660
TOTAL:		6,495,620	2,174,530	118,010	33,720	8,821,880	2,523,730



OWNERS: VAIL CORP
 PROPERTY: Red Sky Ranch - Fazio Golf Course; Red Sky Ranch - Norman Golf Course
 BAA STIPULATION DOCKET #: 62672

BOE Value

ACCOUNT	PARCEL	BOE REC. LAND VALUE	BOE REC. IMP VALUE	BOE SINGLE FAM. RES. VALUE	BOE EXEMPT VALUE	BOE TOTAL VALUE	BOE ASSESSED VALUE
R063727	1941-223-06-001	3,430,230	851,430	118,010	33,720	4,433,390	1,251,070
R063731	1941-214-06-001	3,065,390	1,323,100			4,388,490	1,272,660
TOTAL:		6,495,620	2,174,530	118,010	33,720	8,821,880	2,523,730



OWNERS: VAIL CORP
 PROPERTY: Red Sky Ranch - Fazio Golf Course; Red Sky Ranch - Norman Golf Course
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STIPULATED VALUE

ACCOUNT	PARCEL	STIP REC. LAND VALUE	STIP REC. IMP VALUE	STIP SINGLE FAM. RES. VALUE	STIP EXEMPT VALUE	STIP TOTAL VALUE	STIP ASSESSED VALUE
R063727	1941-223-05-001	3,262,570	809,810	112,240	32,070	4,216,690	1,189,920
R063731	1941-214-06-001	2,929,710	1,264,540			4,194,250	1,216,340
TOTAL:		6,192,280	2,074,350	112,240	32,070	8,410,940	2,406,260

