

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66667
Petitioner: WIND ROSE PROPERTIES 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.: R040512+8
 Category: Valuation **Property Type: Commercial**

2. Petitioner is protesting the 2015 actual value of the subject property.

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$13,500,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 24th day of February 2016.

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

G. Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
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Docket Number: 66667
Multiple County Schedule Numbers

STIPULATION (As to Tax Year 2015 Actual Value)

WIND ROSE PROPERTIES LLC

Petitioner.

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent (collectively, the "Parties") hereby enter into this Stipulation regarding the tax year 2015 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 - *See Exhibit "A"*.
2. The subject property is classified as - *See Exhibit "B"*.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015 - *See Exhibit "B"*.
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows - *See Exhibit "C"*.
5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2015 actual value for the subject property - *See Exhibit "D"*.
6. Brief narrative as to why the reduction was made:

The negotiated value was agreed between Petitioner and Eagle County prior to the Board of Assessment Appeals hearing.

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 2015 or other action relating to the property or the tax appeal. 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. The valuation, as established above, shall be carried forward and applied for tax year 2016 pursuant to C.R.S. §39-1-104 (10.2) unless the Assessor determines that as of January 1, 2016, there is an unusual condition as defined in C.R.S. §39-1-104 (11) that would require a change in said level of value. Taxpayer does not waive the right to contest any determination made by the Assessor with respect to an unusual condition under C.R.S. §39-1-104 that would change said level of value.

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

Dated this 10th day of February, 2016.



Wind Rose Properties LLC
c/o Jodi Sullivan
Jodi.Sullivan@duffandphelps.com



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the Board of Equalization
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Name of Taxpayer WIND ROSE PROPERTIES LLC
Property Known As Cordillera Golf Club
Docket # 66667

STIPULATION VALUE

Account	Class Code	Class Code	Class Code	Class Code	Total
R064716	2125-Recreation Land	2225-Recreation Improvements			
Original Value	1,879,090	3,278,870			5,157,960
R063723	2125-Recreation Land	2225-Recreation Improvements			
	1,868,340	1,811,160			3,679,500
R063728	2125-Recreation Land	2225-Recreation Improvements			
	981,450	1,252,720			2,234,170
R063729	2125-Recreation Land	2225-Recreation Improvements			
	1,911,960	53,030			1,964,990
R055657	2125-Recreation Land	2225-Recreation Improvements	1112-Res Land	1212-Res Improvements	
	25,040	126,000	12,150	65,480	228,670
R040512	2125-Recreation Land	2225-Recreation Improvements			
	38,100	136,760			174,860
R052543	2125-Recreation Land	2225-Recreation Improvements			
	34,300	7,080			41,380
R050989	2125-Recreation Land				
	14,290				14,290
R051843	0400-Vacant PUD Lots				
	4,180				4,180
TOTAL					13,500,000

Name of Taxpayer WIND ROSE PROPERTIES LLC
 Property Known As Cordillera Golf Club
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BOE VALUE

Account	Class Code	Class Code	Class Code	Class Code	Total
R064716	2125-Recreation Land	2225-Recreation Improvements			
Original Value	1,879,090	3,669,560			5,548,650
R063723	2125-Recreation Land	2225-Recreation Improvements			
	1868340	2089860			3,958,200
R063728	2125-Recreation Land	2225-Recreation Improvements			
	981,450	1,421,950			2,403,400
R063729	2125-Recreation Land	2225-Recreation Improvements			
	2,018,020	95,800			2,113,820
R055657	2125-Recreation Land	2225-Recreation Improvements	1112-Res Land	1212-Res Improvements	
	25,040	138,430	12,150	70,380	246,000
R040512	2125-Recreation Land	2225-Recreation Improvements			
	38,100	150,000			188,100
R052543	2125-Recreation Land	2225-Recreation Improvements			
	34,300	7,080			41,380
R050989	2125-Recreation Land				
	14,290				14,290
R051843	0400-Vacant PUD Lots				
	4,180				4,180
					TOTAL 14,518,020