

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70571</b>
Petitioner: <b>STEAMBOAT VILLAS CONDOMINIUM ASSOCIATION</b>  v. Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R8173122+20**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$19,755,750**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 13th day of February 2018.

**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

*Christine Fontenot*

\_\_\_\_\_  
Christine Fontenot



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2018 FEB -5 AM 10:10
Petitioner: <b>STEAMBOAT VILLAS CONDOMINIUM ASSOCIATION</b>  v.	<b>COURT USE ONLY</b>
Respondent: <b>ROUTT COUNTY BOARD OF EQUALIZATION</b>	<b>Docket No.: 70571</b>
<b>ATTORNEYS FOR RESPONDENT:</b>  Erick Knaus, Reg. No. 33389 Routt County Attorney Lynaia South, Reg. No. 35291 Assistant Routt County Attorney 522 Lincoln Avenue, P.O. Box 773598 Steamboat Springs, Colorado 80477 Phone: (970) 870-5350 Fax: (970) 870-5381 Email: eknaus@co.routt.co.us; lsouth@co.routt.co.us	<b>County Schedule Nos.:</b> <b>R817321 through</b> <b>R8183142</b>
<b>STIPULATION AS TO TAX YEAR 2017 ACTUAL VALUE</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 his stipulation is described as: Lot 5 Indian Meadows F2 Total 2.32 acres.
2. The subject property is classified as residential.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017: See Exhibit A attached.
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: See Exhibit A attached.

5. After further review and negotiation, Petitioner and the County Board of Equalization agree to the following tax year 2017 actual value for the subject property: See Exhibit A attached.

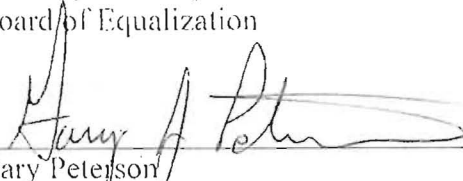
6. The valuation as established above, shall be binding only with respect to tax year 2017.


7. The stipulated value is based on an analysis of the supporting documentation provided and a reanalysis of the income approach to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 6, 2018, be vacated.

Dated this 3rd day of February, 2018.

  
\_\_\_\_\_  
Lynaia M. South, Reg. No. 35291  
Assistant County Attorney  
Attorney for Respondent  
Board of Equalization

  
\_\_\_\_\_  
Gary Peterson  
Routt County Assessor

  
\_\_\_\_\_  
Gregory S. Gordon, Esq.  
The Law Office of Gregory S. Gordon, LLC  
0133 Prospector Road, Suite 4102  
Aspen, CO 81611  
Attorney for Petitioner

Account Number	Parcel Number	Unit Number	Yr Blt	EYB	Living Area	Bed	Bath	2017 Original Assessor Level Value	2017 Original Assessor Level Value \$/SF	Value After Assessor Level Appeal	Value After Assessor Level Appeal \$/SF	Value After CBOE Level	Value After CBOE Level \$/SF	BAA Petitioner's Request Value	BAA Petitioner's Requested \$/SF	BAA Assessor's Proposed Value	BAA Assessor's Proposed Value \$/SF
R8173121	285807201	Unit 7201	1998	2008	1,946	3	3	\$982,730	\$505	\$1,080,030	\$555	\$1,080,030	\$555	\$687,911	\$354	\$1,031,380	\$530
R8173122	285807202	Unit 7202	1998	2008	1,617	2	2	\$816,590	\$505	\$897,440	\$555	\$897,440	\$555	\$571,613	\$354	\$857,010	\$530
R8173123	285807203	Unit 7203	1998	2008	1,762	3	3	\$889,810	\$505	\$977,910	\$555	\$977,910	\$555	\$622,867	\$354	\$933,860	\$530
R8173124	285807301	Unit 7301	1998	2008	1,946	3	3	\$982,730	\$505	\$1,080,030	\$555	\$1,080,030	\$555	\$687,911	\$354	\$1,031,380	\$530
R8173125	285807302	Unit 7302	1998	2008	1,617	2	2	\$816,590	\$505	\$897,440	\$555	\$897,440	\$555	\$571,613	\$354	\$857,010	\$530
R8173126	285807303	Unit 7303	1998	2008	1,762	3	3	\$889,810	\$505	\$977,910	\$555	\$977,910	\$555	\$622,867	\$354	\$933,860	\$530
R8173127	285807401	Unit 7401	1998	2008	1,946	3	3	\$982,730	\$505	\$1,080,030	\$555	\$1,080,030	\$555	\$687,911	\$354	\$1,031,380	\$530
R8173128	285807402	Unit 7402	1998	2008	1,617	2	2	\$816,590	\$505	\$897,440	\$555	\$897,440	\$555	\$571,613	\$354	\$857,010	\$530
R8173129	285807403	Unit 7403	1998	2008	1,762	3	3	\$889,810	\$505	\$977,910	\$555	\$977,910	\$555	\$622,867	\$354	\$933,860	\$530
R8173130	285807501	Unit 7501	1998	2008	1,946	3	3	\$982,730	\$505	\$1,080,030	\$555	\$1,080,030	\$555	\$687,911	\$354	\$1,031,380	\$530
R8173131	285807502	Unit 7502	1998	2008	1,617	2	2	\$816,590	\$505	\$897,440	\$555	\$897,440	\$555	\$571,613	\$354	\$857,010	\$530
R8173132	285807503	Unit 7503	1998	2008	1,762	3	3	\$889,810	\$505	\$977,910	\$555	\$977,910	\$555	\$622,867	\$354	\$933,860	\$530
R8173133	285807601	Unit 7601	1998	2008	1,946	3	3	\$982,730	\$505	\$1,080,030	\$555	\$1,080,030	\$555	\$687,911	\$354	\$1,031,380	\$530
R8173134	285807602	Unit 7602	1998	2008	1,617	2	2	\$816,590	\$505	\$897,440	\$555	\$897,440	\$555	\$571,613	\$354	\$857,010	\$530
R8173135	285807603	Unit 7603	1998	2008	1,762	3	3	\$889,810	\$505	\$977,910	\$555	\$977,910	\$555	\$622,867	\$354	\$933,860	\$530
R8173137	285807701	Unit 7701	1998	2008	1,946	3	3	\$982,730	\$505	\$1,080,030	\$555	\$1,080,030	\$555	\$687,911	\$354	\$1,031,380	\$530
R8173138	285807702	Unit 7702	1998	2008	1,617	2	2	\$816,590	\$505	\$897,440	\$555	\$897,440	\$555	\$571,613	\$354	\$857,010	\$530
R8173139	285807703	Unit 7703	1998	2008	1,762	3	3	\$889,810	\$505	\$977,910	\$555	\$977,910	\$555	\$622,867	\$354	\$933,860	\$530
R8173140	285807801	Unit 7801	1998	2008	1,946	3	3	\$982,730	\$505	\$1,080,030	\$555	\$1,080,030	\$555	\$687,911	\$354	\$1,031,380	\$530
R8173141	285807802	Unit 7802	1998	2008	1,617	2	2	\$816,590	\$505	\$897,440	\$555	\$897,440	\$555	\$571,613	\$354	\$857,010	\$530
R8173142	285807803	Unit 7803	1998	2008	1,762	3	3	\$889,810	\$505	\$977,910	\$555	\$977,910	\$555	\$622,867	\$354	\$933,860	\$530
Total Valuation								\$18,823,910		\$20,687,660		\$20,687,660		\$13,176,737		\$19,755,750	

