

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHARLES T. COLLINS,</p> <p>v.</p> <p>Respondent:</p> <p>PITKIN COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Charles T. Collins Address: 531 West Gillespie Avenue Aspen, Colorado 81611 Phone Number: 970-925-3183</p>	<p>Docket Number: 40628</p>
<p>ORDER ON STIPULATION</p>	

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.: 5661

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$1,763,800.00
Improvements	\$ <u>136,200.00</u>
Total	\$1,900,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 19th day of November, 2002.

This decision was put on the record

November 18, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

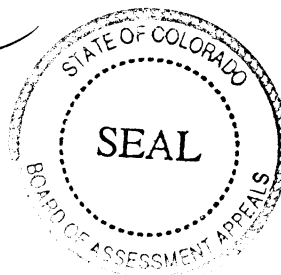
Karen E. Hart

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

Marian F. Brennan
Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number 5661
Docket Number 40628

STIPULATION (As To Tax Year ²⁰⁰²~~2001~~ Actual Value)

Charles T. Collins,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner, Charles T. Collins, and Respondent, Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, 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 property subject to this stipulation is described as Hallam Addition, Block 99, Lots 1-3, and is identified as Parcel No. 2735 121 11 003 in Pitkin County Assessor's Office records
2. The County Assessor originally assigned the following actual value on the subject property for the tax year 2002:

Residential Land:	\$ 2,100,000
Residential Improvements:	\$ <u>140,200</u>
Total:	\$ 2,240,200

3. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land:	\$ 1,959,800
Residential Improvements:	\$ <u>140,200</u>
Total:	\$ 2,100,000

4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

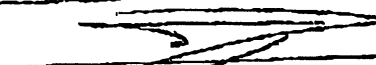
Residential land	\$ 1,763,800
Residential Improvements	\$ <u>136,200</u>
Total:	\$ 1,900,000

5. Brief narrative as to why the change in valuation was made: The value was revised due to the negative impact associated with the subject's close proximity to the Aspen Music Association parking lot and performance center.

6. The value, as established above, shall be binding with respect to tax year 2001 and 2002.

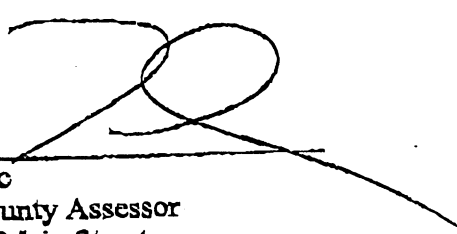
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals should be canceled.

Dated this 14th day of NOVEMBER, 2002.


 John M. Ely, #14067
 Pitkin County Attorney
 530 East Main Street, Suite 302
 Aspen, Colorado 81611
 (970)920-5190

ATTORNEY FOR RESPONDENT
PITKIN COUNTY BOARD OF
EQUALIZATION


 Charles T. Collins
 Owner


 Tom Isaac
 Pitkin County Assessor
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 Aspen, Colorado 81611
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