

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JEFFREY A MARCUS,</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: Jeffrey A. Marcus Address: P.O. Box 10923 Aspen, CO 81612 Phone Number: (970) 544-0978</p>	<p>Docket Number: 41311</p>
<p align="center">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.: R011026

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$2,500,000.00
Improvements	\$3,500,000.00
Total	\$6,000,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

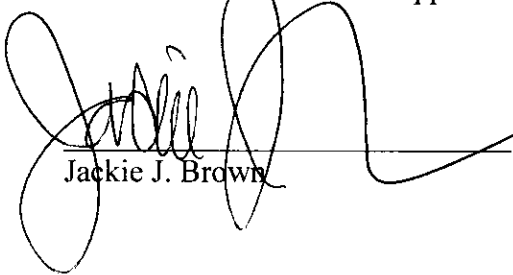
The Pitkin County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 3rd day of October, 2003.

This decision was put on the record

October 2, 2003

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


Jackie J. Brown

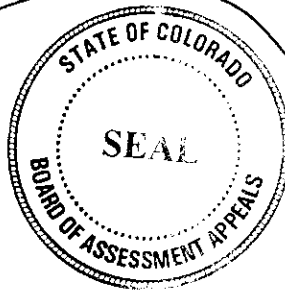
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number 11026
Docket Number 41311

STIPULATION (As To Tax Year 2003 Actual Value)

Jeffrey Marcus,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Jeffrey Marcus, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

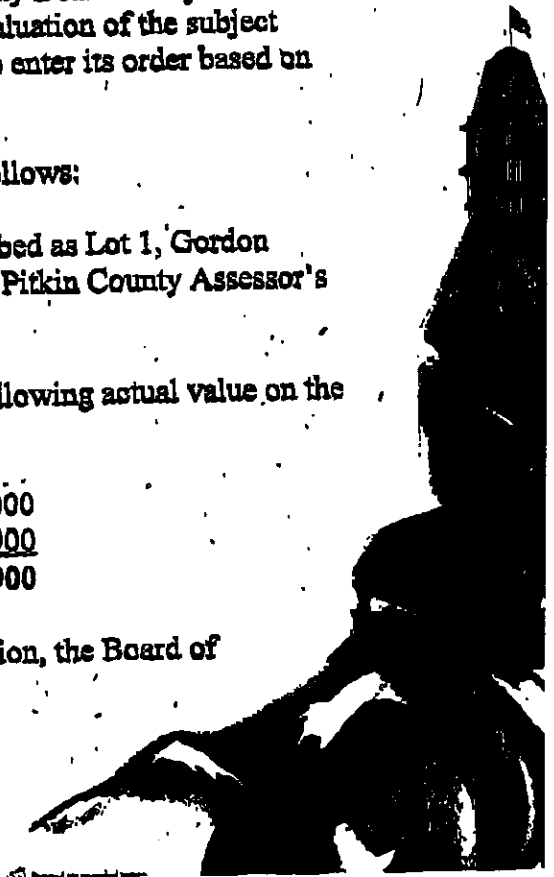
The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as Lot 1, Gordon subdivision and is identified as Parcel No. 2737 181 55 001 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 2003:

Residential Land:	\$ 4,500,000
Residential Improvements:	\$ 4,354,900
Total:	\$ 8,854,900

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



Residential Land:	\$ 2,500,000
Residential Improvements:	<u>\$ 3,750,000</u>
Total:	\$ 6,250,000


4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Residential Land	\$ 2,500,000
Residential Improvements	<u>\$ 3,500,000</u>
Total:	\$ 6,000,000

5. The valuation, as established above, shall be binding with respect to tax year 2003 and 2004.

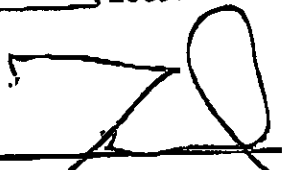
6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

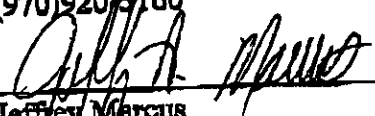
Dated this 16th day of September, 2003.



 John Ely, #14067
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 530 East Main Street, Suite 302
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 (970)920-5190

ATTORNEY FOR RESPONDENT
 PITKIN COUNTY BOARD OF
 EQUALIZATION



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 Pitkin County Assessor
 506 East Main Street, Suite 202
 Aspen, Colorado 81611
 (970)920-6160


 Jeffrey Marcus
 Petitioner