

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45278
Petitioner: ASPEN PROPERTIES HOLDINGS, L.P., v. Respondent: PITKIN 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.: R013453+1

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$21,600,000

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

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 11th day of February 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

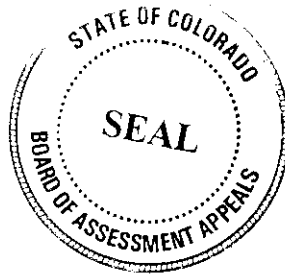
February 10, 2006

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

Keela Steele
Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number 13453 and 13454
Docket Number 45278

STIPULATION (As To Tax Year 2005 Actual Value)

Aspen Properties Holdings, L.P.,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent:

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Pitkin County
Assessor

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner, Aspen Properties Holdings, L.P., and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2005 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, Wildcat Ranch subdivision and is identified as Parcel No. 264318410001 in Pitkin County Assessor's Office records. This parcel is bisected by a tax area boundary line so the property is represented by two accounts. Schedule # 13453 represents the south portion of Lot 1 and Schedule # 13454 represents the north portion of Lot 1.

2. The County Assessor originally assigned the following actual value on the subject property for the tax year 2005:

Sch# 13453	Residential Land:	\$ 3,300,000
Sch# 13454	Residential Land:	\$ 7,700,000
	Residential Improvements:	<u>\$16,364,200</u>
	Total:	\$27,364,200

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

Sch# 13453	Residential Land:	\$ 3,300,000
Sch# 13454	Residential Land:	\$ 7,700,000
	Residential Improvements:	<u>\$11,400,000</u>
	Total:	\$22,400,000


4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Sch# 13453	Residential Land:	\$ 3,300,000
Sch# 13454	Residential Land:	\$ 7,700,000
	Residential Improvements:	<u>\$10,600,000</u>
	Total:	\$21,600,000

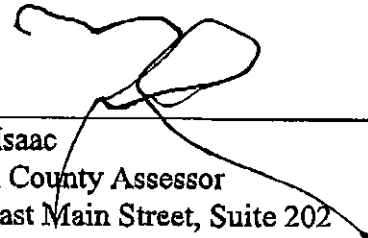
5. The valuation, as established above, shall be binding with respect to tax year 2005 and 2006.

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

Dated this 1st day of February, 2006.



Chris Seldin, # 31928
Assistant Pitkin County Attorney
530 East Main Street, Suite 302
Aspen, Colorado 81611
(970)920-5190



Tom Isaac
Pitkin County Assessor
506 East Main Street, Suite 202
Aspen, Colorado 81611
(970)920-5160

ATTORNEY FOR RESPONDENT
PITKIN COUNTY BOARD OF
EQUALIZATION

Aspen Properties Holdings, Aspen, Co. Tester
 for Aspen Properties Holdings, L.P.
 Petitioner
 by *Cynthia C. Tester*
 Cynthia Tester
 Attorney for Petitioner