

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45279</b>
Petitioner: <b>STEFAN EDLIS ,</b>  v. Respondent: <b>PITKIN 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.: R012523**

**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:            \$4,975,000**

(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 28th day of March 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 27, 2006

*Karen E Hart*

Karen E. Hart

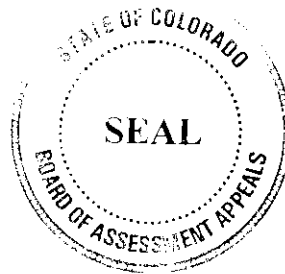
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Keela Steele*

Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number 12523  
Docket Number 45279

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**STIPULATION (As To Tax Year 2005 Actual Value)**

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Stefan Edlis,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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Petitioner, Stefan Edlis, 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 10 Ute Place subdivision and is identified as Parcel No. 2737 182 65 010 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:	\$ 3,000,000
Residential Improvements:	<u>\$ 2,769,100</u>
<b>Total:</b>	<b>\$ 5,769,100</b>

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

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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Residential Land: \$ 3,000,000  
Residential Improvements: \$ 2,769,100  
**Total: \$ 5,769,100**

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 \$ 3,000,000  
Residential Improvements \$ 1,975,000  
**Total: \$ 4,975,000**

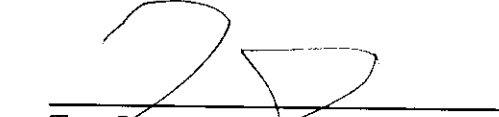
5. The valuation, as established above, shall be binding with respect to tax year 2005 and 2006.

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

Dated this 22<sup>nd</sup> day of March, 2006.

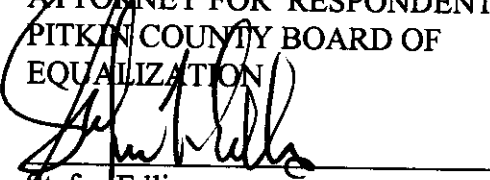


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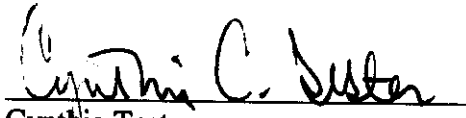


Tom Isaac  
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ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD OF  
EQUALIZATION



Stefan Edlis  
Petitioner



Cynthia Tester  
Attorney for Petitioner