

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 53081</b></p>
<p>Petitioner: <b>UTE MESA LLC,</b></p> <p>v.</p> <p>Respondent: <b>PITKIN COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></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.: R020459+1**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$7,622,700**

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

**ORDER:**

Respondent is ordered to reduce the 2009 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 7th day of April 2010.



**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

*Melissa Nord*

Melissa Nord

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R020459  
Docket Number 53081 (1<sup>st</sup> of 2)

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**STIPULATION (As To Tax Year 2009 Actual Value)**

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Ute Mesa LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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Petitioner, Ute Mesa LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2009 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 1001 Ute Ave Lot: 1, and is identified as Parcel No. 2737 182 01 013 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 2009:

Vacant Land:	\$ 7,000,000
Residential Improvements:	\$ <u>0</u>
<b>Total:</b>	<b>\$ 7,000,000</b>

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

Vacant Land:	\$ 7,000,000
Residential Improvements:	\$ 0
<b>Total:</b>	<b>\$ 7,000,000</b>

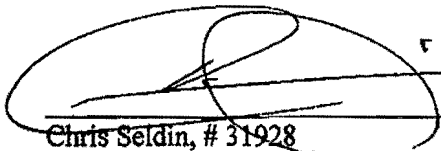
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to change the status of the property from vacant land to residential Land thus changing the assessment rate from 29% to 7.96% and adding improvement value for partially complete residence for the following tax year 2009 actual value for the subject property:

Residential Land:	\$ 7,000,000
Residential Improvements:	\$ 522,700
<b>Total:</b>	<b>\$ 7,522,700</b>

5. The valuation, as established above, shall be binding with respect to tax year 2009 and 2010.

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

Dated this 4th day of March, 2010.

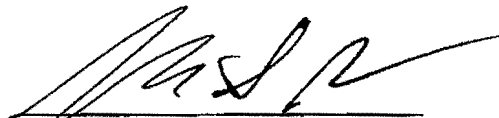


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ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION



Gregory S. Gordon, Esq.  
Agent for petitioner

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R020461  
Docket Number 53081 (2nd of 2)

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**STIPULATION (As To Tax Year 2009 Actual Value)**

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Ute Mesa LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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Petitioner, Ute Mesa LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2009 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 1001 Ute Ave Lot: 3, and is identified as Parcel No. 2737 182 01 015 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 2009:

Vacant Land:	\$ 150,000
<b>Total:</b>	<b>\$ 150,000</b>

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

Vacant Land:	\$ 100,000
<b>Total:</b>	<b>\$ 100,000</b>

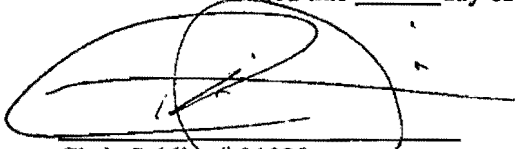
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to change the following tax year 2009 actual value for the subject property:

Vacant Land:	\$ 100,000
<b>Total:</b>	<b>\$ 100,000 (No Change)</b>

5. The valuation, as established above, shall be binding with respect to tax year 2009 and 2010.

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

Dated this 9<sup>th</sup> day of March, 2010.



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