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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 55548 |
| Petitioner: OSCAR NOVO , v. Respondent: PITKIN COUNTY BOARD OF COMMISSIONERS. | |
| 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.: R013564

Category: Abatement 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: \$2,250,000
(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 19th day of October 2010.

BOARD OF ASSESSMENT APPEALS

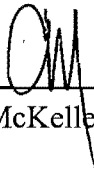
Karen E Hart

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



Cara McKeller



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number R013564
Docket Number 55548

STIPULATION (As To Tax Year 2009 Actual Value)

Oscar Novo,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Oscar Novo, and Respondent Pitkin County Commissioners 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 by Subdivision: HORSE RANCH Lot: 6 , and is identified as Parcel No. 2643 310 03 006 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: | <u>\$ 2,500,000</u> |
| Total: | \$ 2,500,000 |

3. After appeal by petition for abatement, the Pitkin County Commissioners, valued the subject property as follows:

| | |
|---------------|---------------------|
| Vacant Land: | <u>\$ 2,400,000</u> |
| Total: | \$ 2,400,000 |

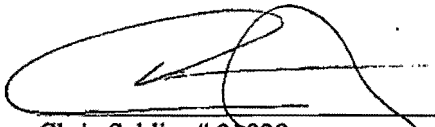
4. After further review and negotiation, the Petitioner and the Pitkin County Commissioners agree to the following tax year 2009 actual value for the subject property:

| | |
|---------------|---------------------|
| Vacant Land: | <u>\$ 2,250,000</u> |
| Total: | \$ 2,250,000 |

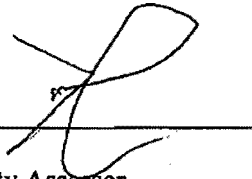
5. The valuation, as established above, shall be binding with respect to tax year 2009 and 2010.

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

Dated this 11th day of October, 2010.

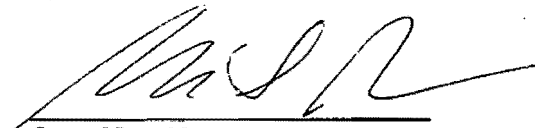


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ATTORNEY FOR RESPONDENT
PITKIN COUNTY BOARD
OF EQUALIZATION



Oscar Nova
Gregory S. Gordon, Garfield & Hecht, Agent
Petitioner