

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62621
Petitioner: SEVEN SEAS INVESTMENTS LLC, 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.: 129

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$6,250,000

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

ORDER:

Respondent is ordered to reduce the 2013 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 20th day of February 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

CM

Cara McKeller



2014 FEB 14 AM 11:26

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number R000129
Docket Number 62621

STIPULATION (As To Tax Year 2013 Actual Value)

Seven Seas Investment, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Seven Seas Investment, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2013 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 Christmas Inn PUD; and is identified as Parcel Number: 2735 124 40 007 in Pitkin County Assessor's Office records.

2. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows for tax year 2013:

Sch# R000129	Residential Land:	\$ 367,500
	Residential Improvements:	\$ 154,300
	Commercial Land:	\$ 3,307,500
	Commercial Improvements:	<u>\$ 3,420,600</u>
	Total:	\$ 7,249,900

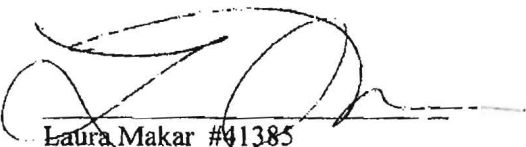
3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Sch# R000129	Residential Land:	\$ 367,500
	Residential Improvements:	\$ 154,300
	Commercial Land:	\$ 2,807,500
	Commercial Improvements:	<u>\$ 2,920,700</u>
	Total:	\$ 6,250,000

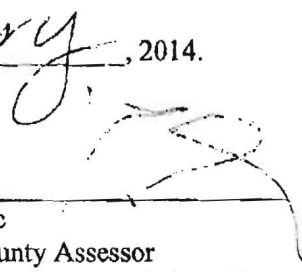
4. The valuation, as established above, shall be binding with respect to tax year 2013 and 2014.

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

Dated this 10 day of February, 2014.

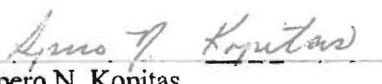


Laura Makar #01385
Pitkin County Attorney
530 East Main Street, Suite 302
Aspen, Colorado 81611
(970)920-5190



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



Spero N. Kopitas
Flanagan Bilton, LLC
500 N. Dearborn. #400
Chicago, IL 60654
(312) 782-5000
Agent for Petitioner