

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69150
Petitioner: CANTINA BUILDING 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.: R000873
Category: Valuation/Protest Appeal Property Type: Mixed Use
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$20,635,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

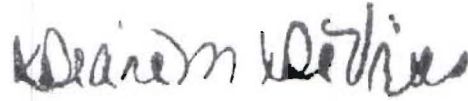
ORDER:

Respondent is ordered to reduce the 2016 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 6th day of October 2016.

BOARD OF ASSESSMENT APPEALS



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



Gordana Katardzic



2016 OCT -5 PM 1:31

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

County Schedule Number R000873
Docket Number 69150

STIPULATION (As To Tax Year 2016 Actual Value)

Cantina Building, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent,

Petitioner, Cantina Building, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2016 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 City and Townsite of Aspen, Block 87, Lots A, B, C, and D; and is identified as Parcel Number: 2737 073 30 002 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 2016:

Sch# R000873	Residential Land:	\$ 874,000
	Residential Improvements:	\$ 546,000
	Commercial Land:	\$ 14,000,000
	Commercial Improvements:	<u>\$ 6,812,000</u>
	Total:	\$ 22,232,000

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2016 actual value for the subject property:

Sch# R000873	Residential Land:	\$ 874,000
	Residential Improvements:	\$ 546,000
	Commercial Land:	\$ 14,000,000
	Commercial Improvements:	\$ 5,215,000
	Total:	\$ 20,635,000

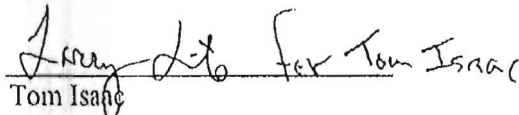
4. The valuation, as established above, shall be binding with respect to tax year 2016.

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

Dated this 5th day of October, 2016.



Laura Makar #41385
 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



Kendra L. Goldstein, Esq. #40136
~~Sterling Property Tax Specialists, Inc.~~ *Goldstein Law Firm, LLC*
 950 S. Cherry St., Ste. 320
 Denver, Colorado 80246
 (303)757-8865
 Attorney for Petitioner