

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70941</b>
Petitioner: <b>MAROON LOT 13 LLC</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 accepted 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.: R016839**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$2,400,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 1st day of October 2018.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

*Debra A. Baumbach*

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Debra A. Baumbach

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

*Yescenia Araujo*

\_\_\_\_\_  
Yescenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R016839  
Docket Number 70941

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**STIPULATION (As To Tax Year 2017 Actual Value)**

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Maroon Lot 13 LLC,

Petitioners,

v.

Pitkin County Board of Equalization,

Respondent,

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STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
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Petitioners, Maroon Lot 13 LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2017 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as ASPEN HIGHLANDS VILLAGE PUD Block: G Lot: 13; and is identified as Parcel Number: 2735 143 16 013 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 2017:

Sch# R016839      Vacant Residential Land:      \$ 2,800,000

3. After further review and negotiation, the Petitioners and County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Sch# R016839 Vacant Residential Land: \$ 2,400,000

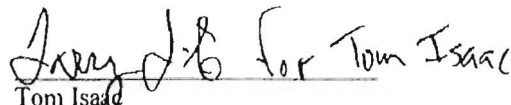
4. The valuation, as established above, shall be binding with respect to tax year 2017 and 2018, absent any unusual change in condition to the property.

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

Dated this 31st day of August, 2018.



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ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION

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