

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74331</b>
Petitioner: <b>BRUCE C. BERGER 2011 QPRT #1 AND BARBARA BERGER 2011 QPRT #1</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.: R011828**

**Category: Valuation/Protest Appeal      Property Type: Residential**

2. Petitioner is protesting the 2018 actual value of the subject property.

3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$6,100,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

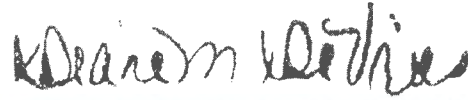
**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The Pitkin County Assessor is directed to change his/her records accordingly.

**DATED** this 11th day of March 2019.

**BOARD OF ASSESSMENT APPEALS**

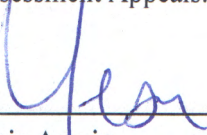


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Diane M. DeVries

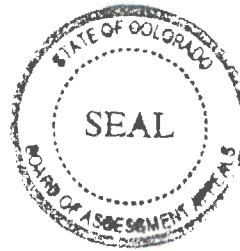


\_\_\_\_\_  
Debra A. Baumbach

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



\_\_\_\_\_  
Yesenia Araujo



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R011828  
Docket No.: 74331

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**STIPULATION (As To Tax Year 2018 Actual Value)**

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Bruce C. Berger 2011 QPRT #1 and Barbara Berger 2011 QPRT #1,

Petitioners,

v.

Pitkin County Board of Equalization

Respondents,

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Petitioner, Bruce C. Berger 2011 QPRT #1 and Barbara Berger 2011 QPRT #1, and Respondents Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2018 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondents agree and stipulate as follows:

1. The property subject to this stipulation is described as:

The Westerly Tract as established, shown and described on the Subdivision Exception Map of the C.F. Murphy Associates, Inc. property in Hallam's Addition, Aspen, Colorado recorded October 31, 1980 in Plat Book 10 at page 56 as Reception No. 228393, together with all easement rights appurtenant thereto contained in that certain Grant of Easement recorded in Book 379 at page 362 of the Pitkin County records. And together with all right, title and interest of party of the first part in and to the strip of land lying westerly of the westerly boundary of the above described "Westerly Tract" and easterly of the existing wooden fence located within the adjoining Turley Subdivision, City of Aspen, Pitkin County, Colorado, said strip being more particularly described as follows:

Beginning at the Southwest corner of said "Westerly Tract"; thence Westerly 2.2 feet, more or less, to a wood fence now existing and in place; thence Northerly 120 feet, more or less, to a point 1.7 feet (more or less) West of the Northwest corner of said "Westerly Tract"; thence East 1.7 feet to said Northwest corner; thence South 0° 08' West 120 feet more or less along the Westerly line of said "Westerly Tract" to the point

of beginning. The foregoing "strip" conveyance shall be deemed to be by quit-claim only and without warranty of title of any kind.

and is identified as Parcel Number: 2735-121-19-002 in Pitkin County Assessor's Office records.

2. After a timely appeal to the Pitkin County Board of Equalization, the Board of Equalization valued the subject property as follows for tax year 2018:

Sch# R011828	Residential Land:	\$ 5,500,000
	Residential Improvements:	<u>\$ 1,500,000</u>
	<b>Total:</b>	<b>\$ 7,000,000</b>

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2018 actual value for the subject property:

Sch# R011828	Residential Land:	\$ 5,000,000
	Residential Improvements:	<u>\$ 1,100,000</u>
	<b>Total:</b>	<b>\$ 6,100,000</b>

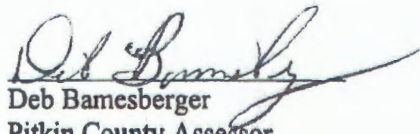
4. The valuation, as established above, shall be binding with respect to tax year 2018, absent any unusual change in condition to the property.

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

Dated this 8<sup>th</sup> day of March, 2019.

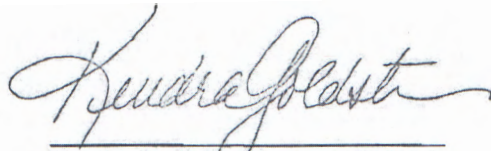


Richard Y. Neiley III #45848  
Pitkin County Attorney  
123 Emma Road, Ste. 204  
Basalt, Colorado 81621  
(970)920-5190



Deb Bamesberger  
Pitkin County Assessor  
530 E. Main St., Ste 204  
Aspen, Colorado 81611  
(970)920-5160

ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION

A handwritten signature in black ink, reading "Kendra Goldstein". The signature is fluid and cursive, with the first name "Kendra" being larger and more prominent than the last name "Goldstein".

Kendra L. Goldstein, Esq. #40136  
Goldstein Law Firm, LLC  
950 S. Cherry St., Ste. 320  
Denver, Colorado 80246  
(303)757-8865

ATTORNEY FOR PETITIONERS