

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75699
Petitioner: RESIDENCES AT THE LITTLE NELL CONDO ASSO v. Respondent: PITKIN COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R019615+25
 Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$206,978,800
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

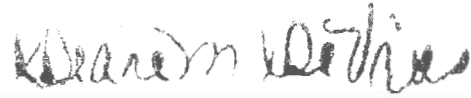
ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 25th day of September 2019.

BOARD OF ASSESSMENT APPEALS

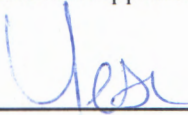


Diane M. DeVries



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



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS 2019 SEP 25 AM 11:59
STATE OF COLORADO

County Schedule Number R019615 +25
Docket Number 75699

STIPULATION (As To Tax Years 2019 Actual Value)

Residences at the Little Nell Condominium Association,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Residences at the Little Nell Condominium Association, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2019 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 properties subject to this stipulation are described as:

See Attached Valuation Summary

2. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows for tax year 2019:

See Attached Valuation Summary

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2019 actual value for the subject properties:

See Attached Valuation Summary

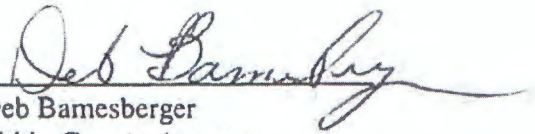
4. The valuations, as established above, shall be binding with respect to tax year 2019 and 2020.

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

Dated this 25th day of September, 2019.

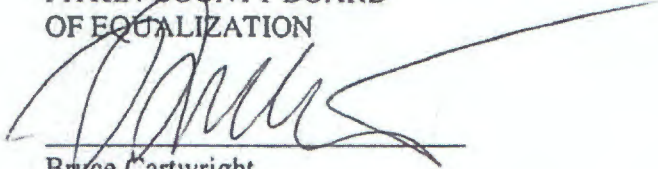


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ATTORNEY FOR RESPONDENT
PITKIN COUNTY BOARD
OF EQUALIZATION



Bruce Cartwright
Duff & Phelps, LLC
1200 17th Street
Suite 990
Denver, CO 80202

Agent for Petitioner

2019 Residences at the Little Nell Condominiums			
sch#	Legal	2019 CBOE Value	2019 BAA Value
R019615	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-200	\$8,169,300	\$7,610,400
R019616	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-203	\$8,806,500	\$8,204,000
R019617	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-204	\$7,634,300	\$7,112,000
R019618	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-207	\$7,971,000	\$7,425,600
R019619	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-208	\$7,033,200	\$6,552,000
R019620	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-211	\$7,303,700	\$6,804,000
R019621	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-212	\$7,802,600	\$7,268,800
R019622	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-300	\$8,166,300	\$7,607,600
R019623	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-303	\$8,911,700	\$8,302,000
R019624	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-304	\$7,649,400	\$7,126,000
R019625	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-307	\$7,943,900	\$7,400,400
R019626	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-308	\$8,689,300	\$8,094,800
R019627	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-309	\$7,054,200	\$6,571,600
R019628	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-312	\$7,339,800	\$6,837,600
R019629	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-313	\$7,799,600	\$7,266,000
R019630	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-400	\$8,112,200	\$7,557,200
R019631	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-402	\$7,968,000	\$7,422,800
R019632	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-403	\$9,305,500	\$8,668,800
R019633	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-406	\$7,922,900	\$7,380,800
R019634	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-407	\$9,927,600	\$9,248,400
R019635	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-409	\$8,656,200	\$8,064,000
R019636	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-410	\$7,664,400	\$7,140,000
R019637	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-500	\$10,354,400	\$9,646,000
R019638	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-501	\$10,156,100	\$9,461,200
R019639	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-502	\$12,365,200	\$11,519,200
R019640	RESIDENCES AT THE LITTLE NELL CONDO Unit: F-600	\$11,472,500	\$10,687,600
		\$222,179,800	\$206,978,800