

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76493</b>
Petitioner: <b>312 EAST HYMAN AVENUE 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.: R022276**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
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: \$13,250,000**  
(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 22nd day of April 2020.

**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

*Gordana Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R022276  
Docket Number 76493

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2020 MAR 18 PM 2:00

---

**Amended STIPULATION (As To Tax Year 2019 Actual Value)**

---

312 East Hyman Avenue, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent,

---

Petitioner, 312 East Hyman Avenue, LLC, and Respondent Pitkin County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2019 valuation of the subject properties, 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 Crystal Palace Subdivision; and is identified as Parcel Number: 2737 073 38 009 respectively in Pitkin County Assessor's Office records.

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

Sch# R022276	Commercial Land:	\$ 11,250,000
	Commercial Improvements:	\$ <u>4,953,400</u>
	<b>Total:</b>	<b>\$ 16,203,400</b>

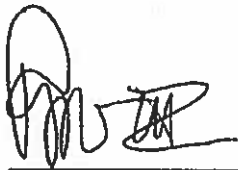
3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2019 actual value for the subject properties:

Sch# R022276	Commercial Land:	\$ 11,500,000
	Commercial Improvements:	\$ 1,750,000
	<b>Total:</b>	<b>\$ 13,250,000</b>

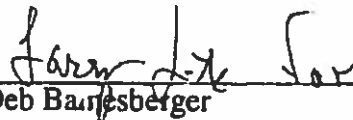
4. The valuations, as established above, shall be binding with respect to tax year 2019 and 2020, absent any unusual change in condition to the property.

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

Dated this 18th day of March, 2020.



Richard Y. Neiley III #45848  
Pitkin County Attorney  
530 E. Main St., Ste. 301  
Aspen, Colorado 81611  
(970)920-5190



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

ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION



Gregory S. Gordon, Esq.  
The Law Office of Gregory S. Gordon, LLC  
0133 Prospector Road, Suite 4102  
Aspen, CO 81611  
970-279-3501  
Attorney for Petitioners