

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76526</b>
Petitioner: <b>JAMES A GORDON QPR TRUST</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.: R012301**  
**Category: Valuation/Protest Appeal      Property Type: Other (Ag/Res)**
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: \$14,480,000**  
(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 26th day of May 2020.

**BOARD OF ASSESSMENT APPEALS**

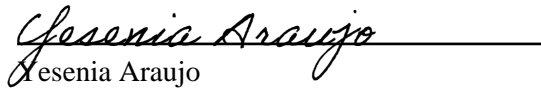


\_\_\_\_\_  
Diane M. DeVries

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



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



\_\_\_\_\_  
Gesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2020 MAY 15 AM 9:55

County Schedule Number R012301  
Docket Number 76526

---

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

---

Gordon, James A QPR Trust,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent,

---

Petitioner, Gordon, James A QPR Trust, 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 Owl Creek Ranch Subdivision, Lot 3; and is identified as Parcel Number: 2643 334 01 003 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# R012301	Not integral to Ag Land:	\$ 5,000,000
	Agricultural Land:	\$ 90,500
	Residential Improvements:	<u>\$11,078,300</u>
	<b>Total:</b>	<b>\$16,168,800</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# R012301	Not integral to Ag Land:	\$ 4,400,000
	Agricultural Land:	\$ 90,500
	Residential Improvements:	<u>\$ 9,989,500</u>
	<b>Total:</b>	<b>\$14,480,000</b>

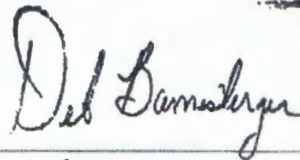
4. The valuations, as established above, shall be binding with respect to tax year 2019 and 2020, absent any unusual change in condition to the property.

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

Dated this 15th day of May, 2020.



Richard V. Neiley III #45848  
Pitkin County Attorney  
530 E. Main St., Ste. 301  
Aspen, Colorado 81611  
(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



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