

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48300
Petitioner: ZUCKER HOUSE LLC, v. Respondent: PITKIN COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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.: R015312

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$10,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 14th day of March 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 13, 2008

Karen E Hart

Karen E. Hart

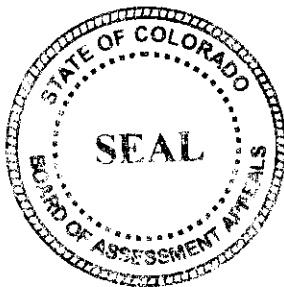
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number R015312
Docket Number 48300

STATE OF COLORADO
COUNTY OF PITKIN
2008 MAR 13 AM 11:18

STIPULATION (As To Tax Years 2007 and 2008 Actual Value)

Zuker House, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Zuker House, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax years 2007 and 2008 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 property subject to this stipulation, with a physical address of 450 Pioneer Springs Ranch Road, Aspen, Colorado 81611, is described by metes in bounds and is situated in Section 29, Township 9 south, Range 85 west, and is identified as Parcel No. 264329200007 in Pitkin County Assessor's Office records.

2. The County Assessor originally assigned the following actual value to the subject property for the tax year 2007 and 2008:

Residential Land:	\$2,000,000
Residential Improvements:	<u>\$14,283,100</u>
Total:	\$16,283,100

3. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property at the same amount.

4. After further review and negotiation, the Petitioner and County Board of Equalization stipulate to the following tax years 2007 and 2008 actual value for the subject property:

Residential Land:	\$2,000,000
Residential Improvements:	<u>\$8,000,000</u>
Total:	<u>\$10,000,000</u>

5. The parties agree that such valuation is a compromise, a result of negotiations, and is not to be construed as an admission by any party as to the actual value of the subject property.

6. The valuation, as established above, shall be binding with respect to tax years 2007 and 2008.

7. The parties have cancelled the hearing to the Board of Assessment Appeals previously scheduled for March 26, 2008.

Dated this 13th day of March, 2008.



Chris Seldin, # 31928
Pitkin County Attorney
530 East Main Street, Suite 302
Aspen, Colorado 81611
(970)920-5190



Tom Isaac
Pitkin County Assessor
506 East Main Street, Suite 202
Aspen, Colorado 81611
(970)920-5160

*ATTORNEY FOR RESPONDENT
PITKIN COUNTY BOARD
OF EQUALIZATION*



Tamera D. Westerberg
Robert C. Troyer
Hogan & Hartson LLP
1200 17th Street, Suite 1500
Denver, Colorado 80202
Attorneys for Petitioners,
Zucker House, LLC