

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48337
Petitioner: NEIL ROSS , 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.: R5262
 Category: Valuation Property Type: Commercial Real
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: \$1,325,000
 (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 24th day of April 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 23, 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 5262
Docket Number 48337

STIPULATION (As To Tax Year 2007 Actual Value)

Neil Ross,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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Petitioner, Neil Ross, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2007 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 is described as Lot A, Block 28, East Aspen Addition, and is identified as Parcel No. 2737 073 33 001 in Pitkin County Assessor's Office records.
2. The County Assessor originally assigned the following actual value on the subject property for the tax year 2007:

Commercial Land:	\$1,211,300
Commercial Improvements:	\$ 119,300
Residential Land:	\$ 213,800
Residential Improvements:	<u>\$ 23,800</u>
Total:	\$ 1,568,000

3. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Commercial Land:	\$1,211,300
Commercial Improvements:	\$ 119,300
Residential Land:	\$ 213,800
Residential Improvements:	\$ 23,800
Total:	\$ 1,568,000

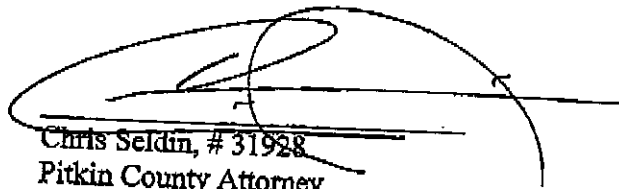
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Commercial Land:	\$1,170,000
Commercial Improvements:	\$ 119,200
Residential Land:	\$ 20,000
Residential Improvements:	\$ 15,800
Total:	\$ 1,325,000

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

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

Dated this 22nd day of April, 2008.



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ATTORNEY FOR RESPONDENT
 PITKIN COUNTY BOARD
 OF EQUALIZATION



Neil Ross
 Petitioner