

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48715
Petitioner: ASPEN CLUB LODGE PROPERTIES, 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.: R000841

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: \$22,517,000

(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 23rd day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 22, 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 Rigirotta

Toni Rigirotta



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number 841
Docket Number 48715

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2007 Actual Value)

Aspen Club Lodge Properties LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Aspen Club Lodge Properties LLC, 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 in attached Exhibit A, and is identified as Parcel No. 2737 182 80 001 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:	\$19,051,200
Commercial Improvements:	<u>\$ 5,053,600</u>
Total:	\$24,104,800

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

Commercial Land:	\$19,051,200
Commercial Improvements:	<u>\$ 5,053,600</u>
Total:	\$24,104,800


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:	\$18,000,000
Commercial Improvements:	<u>\$ 4,517,000</u>
Total:	\$22,517,000

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 10th day of January, 2008.


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ATTORNEY FOR RESPONDENT
 PITKIN COUNTY BOARD
 OF EQUALIZATION



 Matthew W. Poling
 Thompson Property Tax Service
 555 Seventeenth Street, Ste 3600
 Denver, CO 80202
 (303) 308-2191
 Agent for Aspen Club Properties, LLC, Petitioner

Exhibit A

ALL OF LOT A BLK I07 ASPEN ALL OF LOTS K L M N O P & Q
BLK I07 ASPEN THE N 50 FT OF LOTS R AND S BLK I07 ASPEN
AND ALSO A PORTION OF S SPRING ST AND A PORTION OF
UTE AVE E 10 FT OF LOT I BLK 102 ASPEN E 10 FT OF LOT S
BLK 102 ASPEN TO H A BORNEFELD JR AND GEORGE P
MITCHELL AN EASEMENT OVER ALONG AND ACROSS THE SLY
15 FT OF THAT CERTAIN TRACT OF LAND DESC IN DOC NO
II4366 IN BK 199 PG 606 OF THE RECORDS OF PITKIN COUNTY
AND THE ELY 20 FT OF LOT Q IN BLK I07 IN AND TO THE CITY
AND TOWNSITE OF ASPEN FOR THE PURPOSES OF INGRESS
AND EGRESS FROM UTE AVE AND THE ALLEYS IN SAID BLK
107 IN AND TO THE CITY AND TOWNSITE OF ASPEN TO THE
MITCHELL BORNEFELD LAND IN UTE ADDITION TO THE CITY
OF ASPEN LYING S OF SAID BLK 107 IN AND TO THE CITY AND
TOWNSITE OF ASPEN BK 202 PG 343 LESS THE EALY 20 FT OF
LOT Q AND THE NLY 1/2 OF LOTS R & S BLK 107 ASPEN
DEDICATED TO GLORY HOLE CONDOMINIUM BK 268 PG 352 OF
RECORDS OF PITKIN COUNTY BK 325 PG 767 SEE K 426 PG
814 PITKIN COUNTY RECORDS BK 645 PG 935 WOODSTONE
INN CONDOS BK 14 PG 45(ALL UNITS OWNED BY REINHOLD
ASEN INC) BK 426 PG 814 BK 478 PG657 BK 645 PG 935 BK 645
PG 939 ASPEN CLUB LODGE