

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 51742</b></p>
<p>Petitioner: <b>WARREN OAK, LLC,</b></p> <p>v.</p> <p>Respondent: <b>PITKIN COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R004173+1**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$6,600,000**

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

**ORDER:**

Respondent is ordered to reduce the 2009 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 9th day of March 2010.



**BOARD OF ASSESSMENT APPEALS**

*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.

*Melissa Nord*  
\_\_\_\_\_  
Melissa Nord

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

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R004173  
Docket Number 51742 (one of two)

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**STIPULATION (As To Tax Year 2009 Actual Value)**

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Warren Oak, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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Petitioner, Warren Oak, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2009 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 by metes and bounds, and is identified as Parcel No. 2737 181 00 006 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 2009:

Vacant Land: \$ 2,000,000

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

Vacant Land: \$ 2,000,000

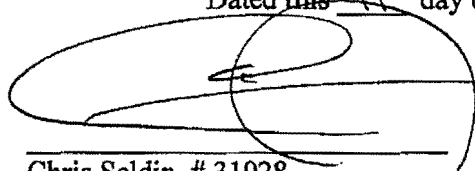
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Vacant Land: \$ 2,000,000 (no change)


5. The valuation, as established above, shall be binding with respect to tax year 2009 and 2010.

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

Dated this 17<sup>th</sup> day of February, 2010.




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ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION



Barry J. Goldstein, Esq.  
Agent for Petitioners

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R004174  
Docket Number 51742 (second of two)

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**STIPULATION (As To Tax Year 2009 Actual Value)**

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Warren Oak, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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Petitioner, Warren Oak, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2009 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 by metes and bounds, and is identified as Parcel No. 2737 181 00 005 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 2009:

Residential Land:	\$ 4,000,000
Residential Improvements	<u>805,700</u>
Total Value	<b>\$4,805,700</b>

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

Residential Land:	\$ 4,000,000
Residential Improvements	<u>805,700</u>
Total Value	<b>\$4,805,700</b>

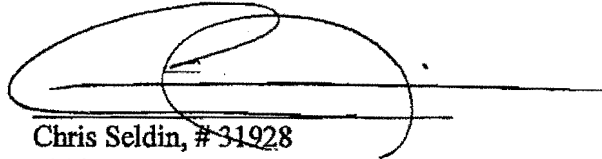
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Residential Land:	\$ 4,000,000
Residential Improvements	<u>600,000</u>
Total Value	<b>\$4,600,000</b>

5. The valuation, as established above, shall be binding with respect to tax year 2009 and 2010.

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

Dated this 17<sup>th</sup> day of February, 2010.

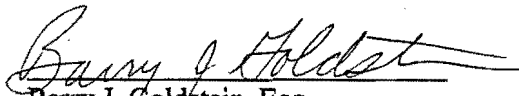


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