

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58506
Petitioner: FOX CROSSING 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.: R19553+7

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$23,661,200
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 29th day of May 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

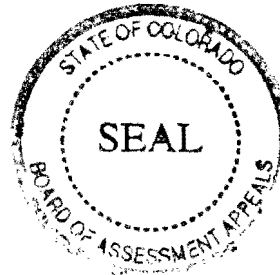
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

CJM



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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County Schedule Number R019553, R019554, R019555, R019556, R019557, R019558,
R019562, R020924
Docket Number 58506

STIPULATION (As To Tax Year 2011 Actual Value)

Fox Crossing Partners, LLC

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Fox Crossing Partners, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2011 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 properties subject to this stipulation is described as:

<u>Schedule#</u>	<u>Legal Description</u>	<u>Parcel Number</u>
R019553	FOX CROSSING Lot: 3 AKA HOUSE D	273707392003
R019554	FOX CROSSING Lot: 4 AKA HOUSE I	273707392004
R019555	FOX CROSSING Lot: 5 AKA HOUSE J	273707392005
R019556	FOX CROSSING Lot: 6 AKA HOUSE K	273707392006
R019557	FOX CROSSING Lot: 7 AKA HOUSE L	273707392007
R019558	FOX CROSSING Lot: 8 AKA HOUSE C	273707392008
R019562	FOX CROSSING Lot: 12 AKA HOUSE R (549) & HOUSE T (543)	273707392012
R020924	FOX CROSSING LOT 10 CONDO Unit: A	273707397001

in Pitkin County Assessor's Office records.

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

Sch# R019553	Residential Land:	\$ 2,600,000
	Residential Improvements:	<u>\$ 212,300</u>
	Total:	\$ 2,812,300
Sch# R019554	Vacant Land:	<u>\$ 2,400,000</u>
	Total:	\$ 2,400,000
Sch# R019555	Residential Land:	\$ 2,400,000
	Residential Improvements:	<u>\$ 27,600</u>
	Total:	\$ 2,427,600
Sch# R019556	Residential Land:	\$ 2,400,000
	Residential Improvements:	<u>\$ 27,300</u>
	Total:	\$ 2,427,300
Sch# R019557	Residential Land:	\$ 2,600,000
	Residential Improvements:	<u>\$ 2,706,400</u>
	Total:	\$ 5,306,400
Sch# R019558	Vacant Land:	<u>\$ 2,400,000</u>
	Total:	\$ 2,400,000
Sch# R019562	Vacant Land:	<u>\$ 2,600,000</u>
	Total:	\$ 2,600,000
Sch# R020924	Residential Improvements:	<u>\$ 5,087,600</u> (duplex condo)
	Total:	\$ 5,087,600

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Sch# R019553	Residential Land:	\$ 2,600,000
	Residential Improvements:	<u>\$ 212,300</u>
	Total:	\$ 2,812,300 (no change)
Sch# R019554	Vacant Land:	<u>\$ 2,400,000</u>
	Total:	\$ 2,400,000 (no change)
Sch# R019555	Residential Land:	\$ 1,500,000
	Residential Improvements:	<u>\$ 27,600</u>
	Total:	\$ 1,527,600
Sch# R019556	Residential Land:	\$ 1,500,000
	Residential Improvements:	<u>\$ 27,300</u>
	Total:	\$ 1,527,300

Sch# R019557	Residential Land:	\$ 2,600,000
	Residential Improvements:	<u>\$ 2,706,400</u>
	Total:	\$ 5,306,400 (no change)
Sch# R019558	Vacant Land:	<u>\$ 2,400,000</u>
	Total:	\$ 2,400,000 (no change)
Sch# R019562	Vacant Land:	<u>\$ 2,600,000</u>
	Total:	\$ 2,600,000 (no change)
Sch# R020924	Residential Improvements:	<u>\$ 5,087,600</u> (duplex condo)
	Total:	\$ 5,087,600 (no change)

4. The valuation, as established above, shall be binding with respect to tax year 2011 and 2012.

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

Dated this 24th day of May, 2012.

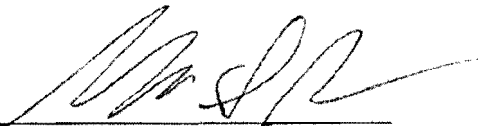


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 OF EQUALIZATION



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