

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62751
Petitioner: JAMES P. COLOMBO 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 apart of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R007152

Category: Valuation Property Type: Mixed Use

2. Petitioner is protesting the 2013 actual property type of the subject property.
3. The parties agreed that the 2013 value of the subject property should be reduced to:

Total Value: \$ 2,548,700
(Reference Attached Stipulation)

4. The parties agreed that the 2013 actual property type of the subject property should be reclassified and should be :

Property Type: Residential
(Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 12th day of June, 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

County Schedule Number R007152
Docket Number 62751

STIPULATION (As To Tax Year 2013 Actual Value)

James P. Colombo

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, James P. Colombo, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2013 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 is identified as Parcel No. 2465 132 00 018 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:

Agricultural Land:	\$ 18,500
Agricultural Improvements:	\$ 564,900
Residential Improvements:	<u>\$ 1,083,800</u>
Total:	\$ 1,667,200

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2013 actual value and property classification for the subject property:

Residential Land:	\$ 900,000
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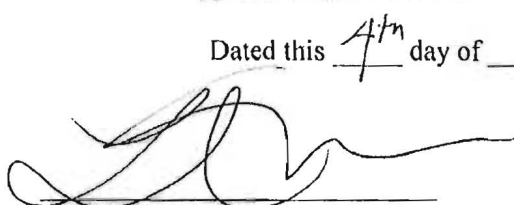
Residential Improvements: \$ 1,648,700
Total: \$ 2,548,700

4. The valuation and property classification, as established above, shall be binding with respect to tax year 2013 and 2014.

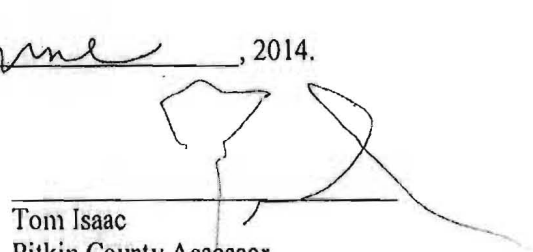
5. This Stipulation is entered into to settle this pending tax protest only and avoid the inherent risks in moving forward to a Board of Assessment Appeals hearing. By entering into this Stipulation, Petitioner is not admitting or otherwise representing that he is not using his property, or any improvements thereon for agricultural purposes; nor does Petitioner waive any rights to assert same in the future.

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

Dated this 4th day of June, 2014.



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