

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62753
Petitioner: NIKOS HECHT , 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.: R012303

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$18,681,000
(Reference Attached Stipulation)
4. 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 29th day of May 2014.

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

Cara McKeller



BOARD OF ASSESSMENT APPEALS 2014 MAY 23 AM 11:49
STATE OF COLORADO

County Schedule Number R012303
Docket Number 62753

STIPULATION (As To Tax Year 2013 Actual Value)

Nikos Hecht,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

Petitioner, Nikos Hecht, 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 as Owl Creek Ranch, Lot 5, and is identified as Parcel No. 2643 333 01 005 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:	\$ 54,200
Non-Integral Residential Land:	\$ 6,000,000
Residential Improvements:	<u>\$13,226,800</u>
Total:	\$19,281,000

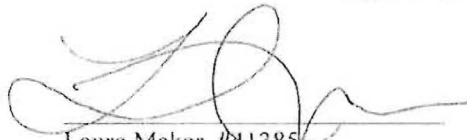
3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Agricultural Land:	\$ 54,200
Non-Integral Residential Land:	\$ 5,400,000
Residential Improvements:	<u>\$13,226,800</u>
Total:	\$18,681,000

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

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

Dated this 23rd day of May, 2014.



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