

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63048</b>
Petitioner:  <b>FRANCIS X. GINA JR.,</b>  v. Respondent:  <b>PITKIN COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R7190**

**Category: Valuation      Property Type: Residential**
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:            \$520,000**

(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 25th day of February 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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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 R007190  
Docket Number 63048

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**STIPULATION (As To Tax Year 2013 Actual Value)**

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Francis X. Gina Jr.,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

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Petitioner, Francis X. Gina Jr., 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 in deed recorded at Book 643, Page 543 in Pitkin County records, and is identified as Parcel No. 3464 361 00 001 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:

<b>Residential Land:</b>	<b>\$ 185,500</b>
<b>Residential Improvements:</b>	<b><u>\$ 354,500</u></b>
<b>Total:</b>	<b>\$ 540,000</b>

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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:

<b>Residential Land:</b>	<b>\$ 185,000</b>
<b>Residential Improvements:</b>	<b>\$ 335,000</b>
<b>Total:</b>	<b>\$ 520,000</b>

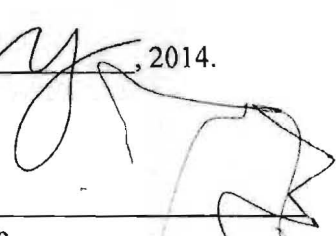
4. The valuation, as established above, shall be binding with respect to tax year 2013 and 2014.

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

Dated this 10 day of February, 2014.

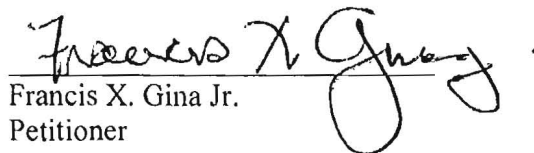


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ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION



Francis X. Gina Jr.  
Petitioner