

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ROARING FORK MEADOWS LLC</p> <p>v.</p> <p>Respondent:</p> <p>PITKIN COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 69026</p>
<p>ORDER ON STIPULATION</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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R019979
Appeal Category:	VALUATION
Current Classification:	VACANT LAND

2. Petitioner is protesting the 2016 classification of the subject property.

3. The parties agreed that the 2016 classification of the subject property should be as follows:

Classification:	RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

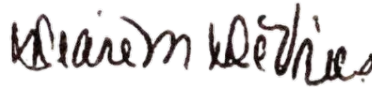
ORDER:

Respondent is ordered to change the 2016 classification of the subject property as set forth above.

The Pitkin County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 4th day of May 2020.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



Debra A. Baumbach

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



Gordana Katardzic

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 69026
Single County Schedule Number: R019979

STIPULATION (As to Abatement/Refund for Tax Year 2016)

Roaring Fork Meadows LLC,

Petitioner,

vs.

Pitkin COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
OFFICE OF ASSESSMENT APPEALS
APR 15 AM 8:29

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2016 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
Currently classified as vacant land commercial. Upon agreement of this stipulation, this land will be reclassified to residential vacant land.

2. The subject property is classified as res vacant land (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2016:

Land	\$ <u>875,000.00</u>
Improvements	\$ <u>0.00</u>
Total	\$ <u>875,000.00</u>

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

Land	\$ <u>875,000.00</u>
Improvements	\$ <u>0.00</u>
Total	\$ <u>875,000.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2016 actual value for the subject property:


Land	\$	<u>875,000</u>	.00
Improvements	\$	<u>0</u>	.00
Total	\$	<u>875,000</u>	.00


6. The valuation, as established above, shall be binding only with respect to tax year 2016.

7. Brief narrative as to why the reduction was made:
Residential reclassification is applicable per section
39-1-102(14.4) of the ARL.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A (date) at N/A (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 4 day of April, 2020.

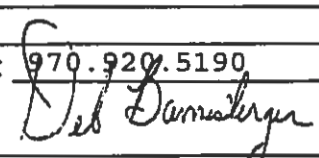
Petitor  _____
Genl. Attorney

 _____
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Board of Equalization

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County Assessor

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Docket Number 69026