

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69070</b>
Petitioner: <b>RESIDENCES AT THE LITTLE NELL CONDO ASSOCIATION -</b>  v. Respondent: <b>PITKIN COUNTY BOARD OF COUNTY COMMISSIONERS</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.: R019615+25**  
**Category: Abatement Appeal                      Property Type: Residential**
  
2. Petitioner is protesting the 15-16 actual value of the subject property.
  
3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:  

**Total Value: \$181,107,100**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 15-16 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 2nd day of March 2017.

**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

*G. Katardzic*

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Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

County Schedule Number R019615 +25  
Docket Number 69070

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**STIPULATION (As To Tax Years 2015 and 2016 Actual Value)**

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Residences at the Little Nell Condominium Association,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent,

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Petitioner, Residences at the Little Nell Condominium Association, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax years 2015 and 2016 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 are described as:

**See Attached Valuation Summary**

2. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows for tax years 2015 and 2016:

**See Attached Valuation Summary**


3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax years 2015 and 2016 actual value for the subject properties:

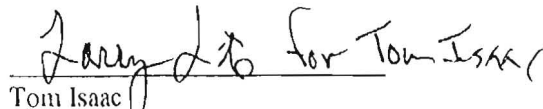
**See Attached Valuation Summary**

4. The valuations, as established above, shall be binding with respect to tax year 2015 and 2016.

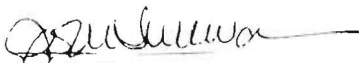
5. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

Dated this 14<sup>th</sup> day of February, 2017.

  
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Richard Y. Neiley III 45848  
Pitkin County Attorney  
530 East Main Street, Suite 302  
Aspen, Colorado 81611  
(970)920-5190

  
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Tom Isaac  
Pitkin County Assessor  
506 East Main Street, Suite 202  
Aspen, Colorado 81611  
(970)920-5160

ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION

  
\_\_\_\_\_  
Jodi Sullivan  
Duff & Phelps, LLC  
1200 17th Street  
Suite 990  
Denver, CO 80202

Agent for Petitioner

**Residences at the Little Nell BAA Valuation Summary**

sch#	Unit #	Area	original		revised	
			2015/2016 value	\$/sq ft	2015/2016 value	\$/sq ft
R019615	Unit: F-200	2718	\$7,746,300	\$2,850	\$6,659,100	\$2,450
R019616	Unit: F-203	2930	\$8,350,500	\$2,850	\$7,178,500	\$2,450
R019617	Unit: F-204	2540	\$7,239,000	\$2,850	\$6,223,000	\$2,450
R019618	Unit: F-207	2652	\$7,558,200	\$2,850	\$6,497,400	\$2,450
R019619	Unit: F-208	2340	\$6,669,000	\$2,850	\$5,733,000	\$2,450
R019620	Unit: F-211	2430	\$6,925,500	\$2,850	\$5,953,500	\$2,450
R019621	Unit: F-212	2596	\$7,398,600	\$2,850	\$6,360,200	\$2,450
R019622	Unit: F-300	2717	\$7,743,500	\$2,850	\$6,656,700	\$2,450
R019623	Unit: F-303	2965	\$8,450,300	\$2,850	\$7,264,300	\$2,450
R019624	Unit: F-304	2545	\$7,253,300	\$2,850	\$6,235,300	\$2,450
R019625	Unit: F-307	2643	\$7,532,600	\$2,850	\$6,475,400	\$2,450
R019626	Unit: F-308	2891	\$8,239,400	\$2,850	\$7,083,000	\$2,450
R019627	Unit: F-309	2347	\$6,689,000	\$2,850	\$5,750,200	\$2,450
R019628	Unit: F-312	2442	\$6,959,700	\$2,850	\$5,982,900	\$2,450
R019629	Unit: F-313	2595	\$7,395,800	\$2,850	\$6,357,800	\$2,450
R019630	Unit: F-400	2699	\$7,692,200	\$2,850	\$6,612,600	\$2,450
R019631	Unit: F-402	2651	\$7,555,400	\$2,850	\$6,495,000	\$2,450
R019632	Unit: F-403	3096	\$8,823,600	\$2,850	\$7,585,200	\$2,450
R019633	Unit: F-406	2636	\$7,512,600	\$2,850	\$6,458,200	\$2,450
R019634	Unit: F-407	3303	\$9,413,600	\$2,850	\$8,092,400	\$2,450
R019635	Unit: F-409	2880	\$8,208,000	\$2,850	\$7,056,000	\$2,450
R019636	Unit: F-410	2550	\$7,267,500	\$2,850	\$6,247,500	\$2,450
R019637	Unit: F-500	3445	\$9,818,300	\$2,850	\$8,440,300	\$2,450
R019638	Unit: F-501	3379	\$9,630,200	\$2,850	\$8,278,600	\$2,450
R019639	Unit: F-502	4114	\$11,724,900	\$2,850	\$10,079,300	\$2,450
R019640	Unit: F-600	3817	\$10,878,500	\$2,850	\$9,351,700	\$2,450