

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70439</b>
Petitioner: <b>RESIDENCES AT THE LITTLE NELL CONDO ASSOCIATION</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.: R019615+25**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$191,974,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

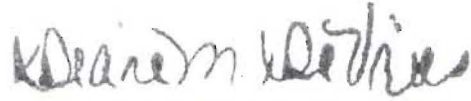
**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

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

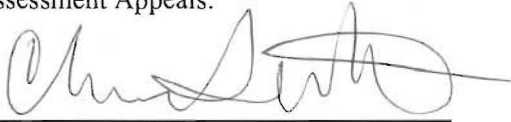
DATED AND MAILED this 20th day of October 2017.

**BOARD OF ASSESSMENT APPEALS**



Diane M. DeVries

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



Christine Fontenot



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2017 OCT 19 PM 3:19

County Schedule Number R019615 +25  
Docket Number 70439

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**STIPULATION (As To Tax Years 2017 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 year 2017 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 year 2017:

See Attached Valuation Summary

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2017 actual value for the subject properties:

See Attached Valuation Summary

4. The valuations, as established above, shall be binding with respect to tax year 2017 and 2018.

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

I this 19<sup>th</sup> day of October, 2017.




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ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION



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Agent for Petitioner

## 2017 Residences at the Little Nell

sch#	Legal	CBOE	BAA
		2017 value	2017 value
R019615	RESIDENCES AT THE LITTLE NELL , Unit: F-200	\$7,487,200	\$7,058,600
R019616	RESIDENCES AT THE LITTLE NELL , Unit: F-203,	\$8,071,200	\$7,609,200
R019617	RESIDENCES AT THE LITTLE NELL , Unit: F-204	\$6,996,800	\$6,596,500
R019618	RESIDENCES AT THE LITTLE NELL , Unit: F-207	\$7,305,400	\$6,887,200
R019619	RESIDENCES AT THE LITTLE NELL , Unit: F-208	\$6,445,900	\$6,077,000
R019620	RESIDENCES AT THE LITTLE NELL , Unit: F-211	\$6,693,800	\$6,310,700
R019621	RESIDENCES AT THE LITTLE NELL , Unit: F-212	\$7,151,100	\$6,741,800
R019622	RESIDENCES AT THE LITTLE NELL , Unit: F-300	\$7,484,400	\$7,056,100
R019623	RESIDENCES AT THE LITTLE NELL , Unit: F-303	\$8,167,600	\$7,700,200
R019624	RESIDENCES AT THE LITTLE NELL , Unit: F-304	\$7,010,600	\$6,609,400
R019625	RESIDENCES AT THE LITTLE NELL , Unit: F-307	\$7,280,600	\$6,863,900
R019626	RESIDENCES AT THE LITTLE NELL , Unit: F-308	\$7,963,700	\$7,508,000
R019627	RESIDENCES AT THE LITTLE NELL , Unit: F-309	\$6,465,200	\$6,095,200
R019628	RESIDENCES AT THE LITTLE NELL , Unit: F-312	\$6,726,900	\$6,341,900
R019629	RESIDENCES AT THE LITTLE NELL , Unit: F-313	\$7,148,400	\$6,739,600
R019630	RESIDENCES AT THE LITTLE NELL , Unit: F-400	\$8,097,000	\$7,009,400
R019631	RESIDENCES AT THE LITTLE NELL , Unit: F-402	\$7,302,600	\$6,884,700
R019632	RESIDENCES AT THE LITTLE NELL , Unit: F-403	\$9,288,000	\$8,040,300
R019633	RESIDENCES AT THE LITTLE NELL , Unit: F-406	\$7,261,300	\$6,845,700
R019634	RESIDENCES AT THE LITTLE NELL , Unit: F-407	\$9,909,000	\$8,577,900
R019635	RESIDENCES AT THE LITTLE NELL , Unit: F-409	\$7,933,400	\$7,479,400
R019636	RESIDENCES AT THE LITTLE NELL , Unit: F-410	\$7,024,400	\$6,622,400
R019637	RESIDENCES AT THE LITTLE NELL , Unit: F-500	\$10,335,000	\$8,946,700
R019638	RESIDENCES AT THE LITTLE NELL , Unit: F-501	\$10,137,000	\$8,775,300
R019639	RESIDENCES AT THE LITTLE NELL , Unit: F-502	\$12,347,000	\$10,684,100
R019640	RESIDENCES AT THE LITTLE NELL , Unit: F-600	\$11,451,000	\$9,912,800
		<b>\$209,484,500</b>	<b>\$191,974,000</b>