

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70631</b>
Petitioner: <b>ASPEN BRANCH HOLDINGS LLC</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.: R000422**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
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: \$14,000,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

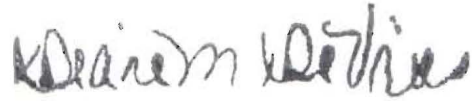
**ORDER:**

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 17th day of November 2017.

**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.



\_\_\_\_\_  
Christine Fontenot



STATE OF COLORADO  
BD OF ASSESSMENT APPEAL  
2017 NOV 14 AM 9:23

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R000422  
Docket Number 70631

---

**STIPULATION (As To Tax Year 2017 Actual Value)**

---

Aspen Branch Holdings, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent,

---

Petitioner, Aspen Branch Holdings, LLC, 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 property subject to this stipulation is described as City and Town site of Aspen, Block 80, Lots G, H, and I; and is identified as Parcel Number: 2737 073 29 004 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 for tax year 2017:

Sch# R000422	Commercial Land:	\$ 9,450,000
	Commercial Improvements:	\$ 5,662,500
	<b>Total:</b>	<b>\$ 15,112,500</b>

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 property:

Sch# R000422	Commercial Land:	\$ 9,000,000
	Commercial Improvements:	\$ 5,000,000
	<b>Total:</b>	<b>\$ 14,000,000</b>

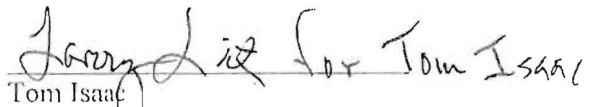
4. The valuation, as established above, shall be binding with respect to tax year 2017 and 2018, absent any usual change in condition to the property.

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

Dated this 10<sup>th</sup> day of November, 2017.

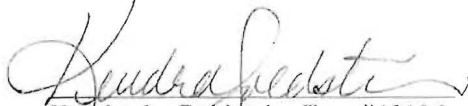


Richard Y. Neiley III #45848  
Pitkin County Attorney  
123 Emma Road, Ste. 204  
Basalt, Colorado 81621  
(970)920-5190



Tom Isaac  
Pitkin County Assessor  
506 E. Main St., Ste 202  
Aspen, Colorado 81611  
(970)920-5160

ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD  
OF EQUALIZATION



Kendra L. Goldstein, Esq. #40136  
Goldstein Law Firm, LLC  
950 S. Cherry St., Ste. 320  
Denver, Colorado 80246  
(303)757-8865  
Attorney for Petitioner