

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76514</b>
Petitioner: <b>419 EAST HYMAN AVENUE 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 accepted 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.: R017427+1**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value:      \$6,036,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 10th day of March 2020.

**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

*Gordana Katardzic*

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Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number R017427 + 1  
Docket Number 76514

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**STIPULATION (As To Tax Year 2019 Actual Value)**

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419 East Hyman Avenue, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent,

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Petitioner, 419 East Hyman Avenue, LLC, and Respondent Pitkin County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2019 valuation of the subject properties, 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 Paragon Building Condos, Unit 2 and Unit 6; and is identified as Parcel Number: 2737 182 16 042 and 2737 182 16 046 respectively in Pitkin County Assessor's Office records.

2. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows for tax year 2019:

Sch# R017427	Unit 2	Commercial Condominium:	\$ 6,137,700
Sch# R017431	Unit 6	Commercial Condominium:	\$ 1,432,600

3. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2019 actual value for the subject properties:

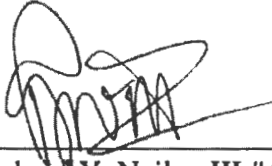
Sch# R017427	Unit 2	Commercial Condominium:	\$ 4,893,600
Sch# R017431	Unit 6	Commercial Condominium:	\$ 1,142,400

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4. The valuations, as established above, shall be binding with respect to tax year 2019 and 2020, absent any unusual 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 10th day of February, 2020.



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