

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**GREEN VALLEY APARTMENTS ASSOC.,**

v.

Respondent:

**EL PASO COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Howard Licht, Licht & Company  
Address: 250 Bryant Street  
Denver, CO 80219-1637  
Phone Number: (303) 575-9305  
E-mail:  
Attorney Registration No.:

Docket Number: 38060

**ORDER (On Stipulation)**

**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:

**LOT 1 GREEN VALLEY SUB  
EL PASO COUNTY SCHEDULE NO. 64262-08-211**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 324,522.00
Improvement	<u>\$4,636,478.00</u>
Total	\$4,961,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 6th day of September, 2001.

This decision was put on the record

September 6, 2001

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

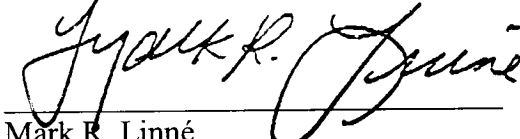
  
Barbara J. Schlosser

Docket Number 38060

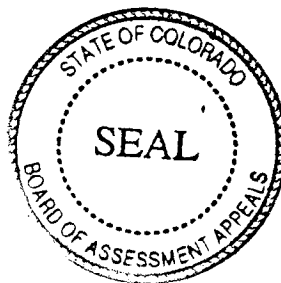
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Mark R. Linné



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38060**  
Single County Schedule Number: **64262-08-211**

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STIPULATION (As to Tax Year **2001** Actual Value)

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**Green Valley Apartments Assoc.**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2001** 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:

**LOT 1 GREEN VALLEY SUB COLO SPGS**

2. The subject property is classified as **Residential** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2001**:

Land:	<b>\$ 324,522.00</b>
Improvements:	<b>\$5,622,870.00</b>
Total:	<b>\$5,947,392.00</b>

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

Land:	<b>\$ 324,522.00</b>
Improvements:	<b>\$5,362,478.00</b>
Total:	<b>\$5,687,000.00</b>

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2001** actual value for the subject property:

Land:	<b>\$ 324,522.00</b>
Improvements:	<b>\$4,636,478.00</b>
Total:	<b>\$4,961,000.00</b>

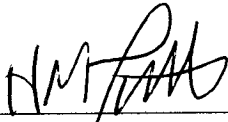
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

7. Brief narrative as to why the reduction was made:

**Information from Tax Agent indicates lower value is warranted.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ at \_\_\_\_\_ be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **10th** day of **August, 2001**



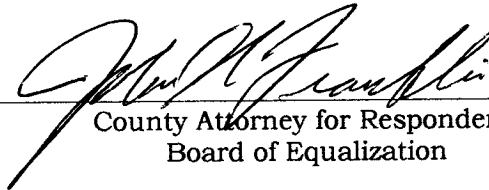
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**Licht & Company, Inc.**  
**Howard M. Licht, Agent**

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**Denver, CO 80919**

Telephone: **303-575-9305**

Docket Number: **38060**  
StipCnty.mst

Single Schedule No.



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County Attorney for Respondent, **5-747**  
Board of Equalization

Address: **27 East Vermijo**  
**Colorado Springs, CO 80903**

Telephone: **(719) 520-6485**



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County Assessor

Address: **27 East Vermijo**  
**Colorado Springs, CO 80903**

Telephone: **(719) 520-6605**