

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SANDCREEK APARTMENTS ASSOCIATES,</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Howard Licht, Licht & Company Address: 250 Bryant Street Denver, CO 80219-1637 Phone Number: (303) 575-9305 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38061</p>
<p>ORDER (On Stipulation)</p>	

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:

- Subject property is described as follows:

**LOT 2 GREEN VALLEY SUB
EL PASO COUNTY SCHEDULE NO. 64262-08-210**
- 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	\$ 326,700.00
Improvement	<u>\$4,634,300.00</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.

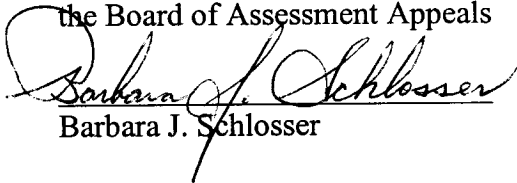
DATED/MAILED this 6th day of September, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

September 6, 2001

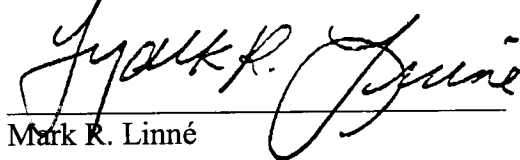
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Barbara J. Schlosser

Docket Number 38061



Karen E. Hart



Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38061**
Single County Schedule Number: **64262-08-210**

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

Sandcreek Apartments Assoc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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 2 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:	\$ 326,700.00
Improvements:	\$5,620,692.00
Total:	\$5,947,392.00

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

Land:	\$ 326,700.00
Improvements:	\$4,876,300.00
Total:	\$5,203,000.00

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:	\$ 326,700.00
Improvements:	\$4,634,300.00
Total:	\$4,961,000.00


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 a 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.)

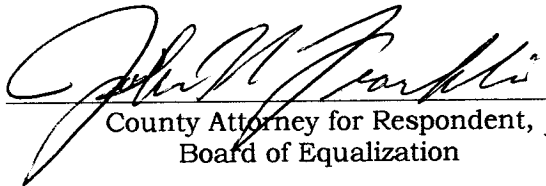
DATED this **10th** day of **August, 2001**



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

Address: **250 Bryant Street
Denver, CO 80919**

Telephone: **303-575-9305**



County Attorney for Respondent, **5-7-01**
Board of Equalization

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

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



County Assessor

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

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

Docket Number: **38061**
StipCnty.mst

Single Schedule No.