

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ORRIN J. SHARP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Orrin J. Sharp Address: 4215 Regency Drive Colorado Springs, CO 80906 Phone Number: Attorney Reg. No.:</p>	<p><b>Docket Number: 40583</b></p>
<p><b>ORDER ON STIPULATION</b></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:**

1. Subject property is described as follows:

**County Schedule No.: 6506309016**

**Category: Valuation      Property Type: Residential**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 66,000.00
Improvements	<u>254,000.00</u>
Total	\$320,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

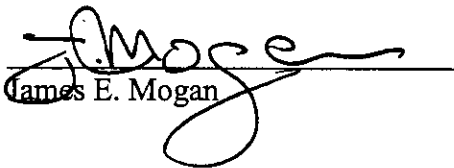
The El Paso County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 11<sup>th</sup> day of February, 2003.

This decision was put on the record

February 10, 2003

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

  
James E. Mogan

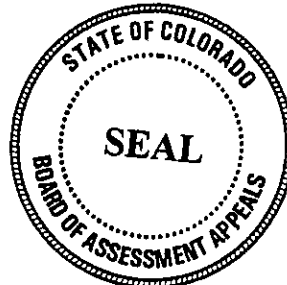
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

40583  
2-11-03

Docket Number: **40583**  
Single County Schedule Number: **65063-09-016**

STIPULATION (As to Tax Year **2002** Actual Value)

**Orrin J. & Suzanne Sharp**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2002** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter it's 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 16 REGENCY RIDGE 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 **2002**:

Land:	<b>\$ 66,000.00</b>
Improvements:	<b>\$284,564.00</b>
Total:	<b>\$350,564.00</b>

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

Land:	<b>\$ 66,000.00</b>
Improvements:	<b>\$284,564.00</b>
Total:	<b>\$350,564.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2002** actual value for the subject property:

Land:	<b>\$ 66,000.00</b>
Improvements:	<b>\$254,000.00</b>
Total:	<b>\$320,000.00</b>

6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

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

**Physical inspection conducted on January 16, 2003, resulted in a change to value being warranted.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 11, 2003 at 1:00 P.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **16th** day of **January, 2003**.

x *Prinshaw Suzanne Sharp*  
Petitioner(s) or Attorney

*John M. Kauflin*  
County Attorney for Respondent, 5-747  
Board of Equalization

Address: **4215 Regency Drive**  
**Colorado Springs, CO 80906**

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

Telephone: **(719) 576-2224**

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

*John M. Bass*  
County Assessor

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

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

Docket Number: **40583**  
StipCnty.mst