

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CANDLEWOOD APTS LLC,</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: Ronald S. Loser, Esq Address: 1700 Lincoln St., Suite 1300 Denver, CO 80203 Phone Number: (303) 866-9400</p>	<p>Docket Number: 40717</p>
<p align="center">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:

1. Subject property is described as follows:

County Schedule No.: 63274-03-020

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	\$ 825,026.00
Improvements	\$ <u>9,588,450.00</u>
Total	\$10,413,476.00

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 9th day of July, 2003.

This decision was put on the record

July 8, 2003

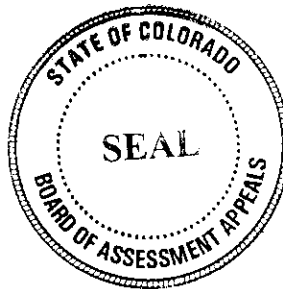
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40717**
Single County Schedule Number: **63274-03-020**

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

Candlewood Apartments, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

63274-03-020
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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 1 BLOCK 1 DODGE SUB COLO SPGS EX TRACT CONV TO CITY BY BOOK 2823-10

2. The subject property is classified as **Multi-Family Residential** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2002**:

Land:	\$ 825,026.00
Improvements:	\$ 9,933,810.00
Total:	\$10,758,836.00

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

Land:	\$ 825,026.00
Improvements:	\$ 9,933,810.00
Total:	\$10,758,836.00

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:	\$ 825,026.00
Improvements:	\$ 9,588,450.00
Total:	\$10,413,476.00

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

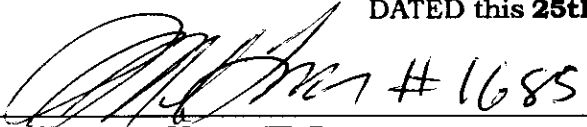
7. Brief narrative as to why the reduction was made:

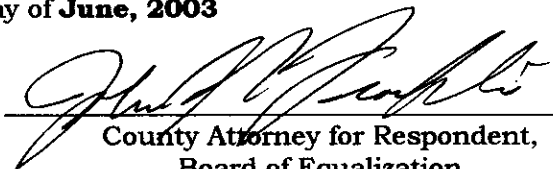
January 2003 BAA Stipulation and Order for tax year 2001. Tax year 2002 should correspond.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **July 29, 2003 at 3:00 P.M.**

be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **25th** day of **June, 2003**

X  #1685
~~Marvin E. Poer~~
~~Joe Monzon, agent~~
Ron Loser


County Attorney for Respondent, 6724
Board of Equalization

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(303) 866-9400

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County Assessor

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

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

Docket Number: **40717**
StipCnty.mst