

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SPRING CANYON APARTMENTS LLC,</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates Inc Todd J Stevens</p> <p>Address: 8005 S Chester St, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41033</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:

1. Subject property is described as follows:

County Schedule No.: 7322407001

Category: Refund/Abatement Property Type: Residential
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	\$ 1,597,563.00
Improvements	<u>\$21,226,617.00</u>
Total	\$22,824,180.00

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.

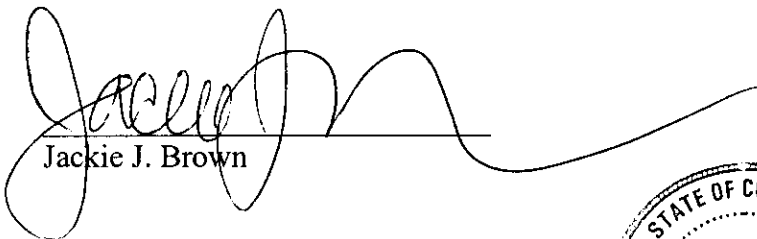
The El Paso County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 12th day of July, 2003.

This decision was put on the record


July 11, 2003

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




Jackie J. Brown

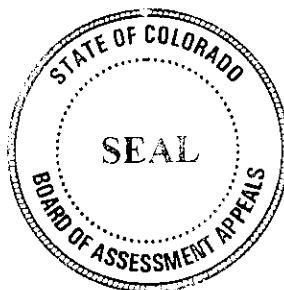
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **41033**
Single County Schedule Number: **73224-07-001**

STIPULATION (As to Abatement/Refund For Tax Year **2001**)

Spring Canyon Apartments, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

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 1 SPRING CANYON FIL NO 1 COLO SPGS

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 **2001**:

Land:	\$ 1,597,563.00
Improvements:	\$21,843,847.00
Total:	\$23,441,410.00

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

Land:	\$ 1,597,563.00
Improvements:	\$21,843,847.00
Total:	\$23,441,410.00

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

Land: \$ 1,597,563.00
Improvements: \$21,226,617.00
Total: \$22,824,180.00

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:

Review of Market Data supports reduction in value.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **July 31, 2003 at 8:30 A.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 **June, 2003**

X 

Stevens & Associates
Todd Stevens, agent



County Attorney for Respondent, **5747**
Board of Commissioners

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County Assessor

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

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

Docket Number: **41033**
StipCnty.Aba