

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FALLS PARTNERSHIP/EVANS FAMILY PARTNERSHIP, v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Todd J Stevens Stevens & Associates Inc Address: 640 Plaza Dr Suite 290 Littleton, CO 80129 Phone Number: 303-347-1878	Docket Number: 43906
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:

 County Schedule No.: 64323-04-093

 Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$7,100,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 18th day of May 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
May 17, 2005

Karen E Hart

Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **43906**
Single County Schedule Number: **64323-04-093**

STIPULATION (As to Tax Year **2004** Actual Value)

Evans Real Estate

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2004** 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 THE FALLS FIL NO 2

2. The subject property is classified as **Multi-Residential** property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year **2004**:

Land:	\$ 946,775.00
Improvements:	\$ 9,495,536.00
Total:	\$10,442,311.00

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

Land:	\$ 946,775.00
Improvements:	\$7,459,597.00
Total:	\$8,406,372.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2004** actual value for the subject property:

Land:	\$ 946,775.00
Improvements:	\$6,153,225.00
Total:	\$7,100,000.00

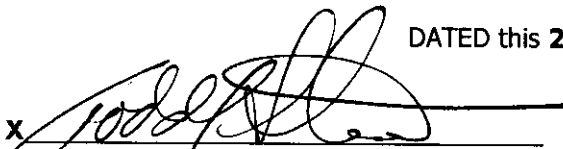
6. The valuation, as established above, shall be binding only with respect to tax year **2004**.

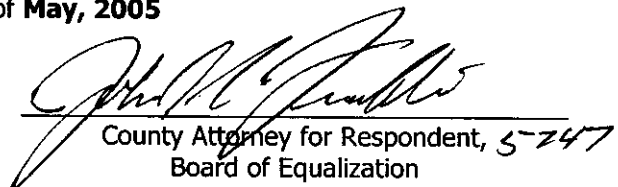
7. Brief narrative as to why the reduction was made:

A further review of the property revealed details that resulted in a decrease to the overall property value.

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

DATED this **2nd** day of **May, 2005**

x 
By: **Stevens & Associates, Inc.**
Todd J. Stevens
Agent for Petitioner


County Attorney for Respondent, **5-247**
Board of Equalization

Address: **640 Plaza Drive, Suite 290**
Littleton, CO 80129

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

Telephone: **(303) 347-1878**

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


County Assessor

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

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

Docket Number: **43906**
StipCnty.mst