

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45031
Petitioner: CHIMNEY RIDGE APARTMENTS, INC., v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
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.: 63171-17-001+1

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$13,156,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 5th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 4, 2006

Karen E Hart

Karen E. Hart

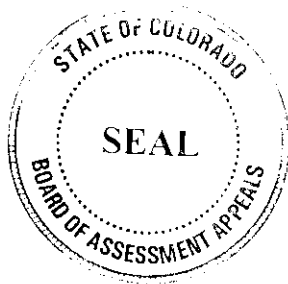
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **45031**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

Chimney Ridge Apartments, Inc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2005** valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as **Multi-Family Residential** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2005**.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year **2005** actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year **2005**.

Multiple Schedule No(s)

2005 OCT -9 PM 3:23

7. Brief narrative as to why the reductions were made:

Further information provided by the Petitioner's Agent supports a reduction in the total actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 25, 2006 at 8:30 AM** be vacated; or, (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **18th** day of **September, 2006**.

x Thomas E Downey Jr.
Petitioner(s)

By: **Downey & Associates, P.C.**
Thomas E. Downey Jr., Esq. #9686
Stan Wagner, STRAUS GROUP
(Agent for Petitioner)

John M. Bass
County Attorney for Respondent, 5747
Board of Equalization

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Telephone:

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John M. Bass
County Assessor

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

Telephone: **(719) 520-6600**

Docket Number: **45031**
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Multiple Schedule No(s)

ATTACHMENT A
ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 45031

Schedule Number	Land Value	Improvement Value	Total Actual Value
63171-12-017	\$371,131.00	\$4,187,708.00	\$ 4,558,839.00
63171-17-001	\$729,520.00	\$9,527,869.00	\$10,257,389.00

Stip.AtA
Multiple Schedule No(s)

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY
THE COUNTY BOARD OF EQUALIZATION
AFTER A TIMELY APPEAL**

DOCKET NUMBER(S): 45031

Schedule Number	Land Value	Improvement Value	Total Actual Value
63171-12-017	\$371,131.00	\$4,187,708.00	\$ 4,558,839.00
63171-17-001	\$729,520.00	\$9,527,869.00	\$10,257,389.00

Stip.AtB
Multiple Schedule No(s)

ATTACHMENT C
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 45031

Schedule Number	Land Value	Improvement Value	Total Actual Value
63171-12-017	\$371,131.00	\$3,676,869.00	\$4,048,000.00
63171-17-001	\$729,520.00	\$8,378,480.00	\$9,108,000.00

Stip AtC
Multiple Schedule No(s)