

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 45137</b></p>
<p>Petitioner: <b>SUNRISE THIRD UNIVERSITY PARK SL, LLC,</b></p> <p>v.</p> <p>Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</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.: 63212-02-029**

**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:            \$3,000,000**

(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 7th day of July 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 6, 2007

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*Karen E Hart*

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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*

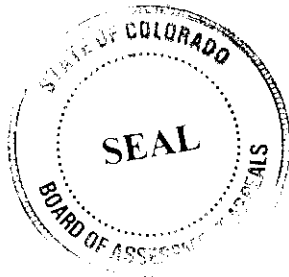
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Debra A. Baumbach

*Heather Wilcox*

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Heather Wilcox



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **45137**  
Single County Schedule Number: **63212-02-029**

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STIPULATION (As to Tax Year **2005** Actual Value)

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**Sunrise Third University Park SL, LLC**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2005** 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 UNIVERSITY BLUFFS FIL NO 1 COLO SPGS**

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2005**:

Land:	<b>\$ 493,970.00</b>
Improvements:	<b>\$3,057,030.00</b>
Total:	<b>\$3,551,000.00</b>

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

Land:	<b>\$ 493,970.00</b>
Improvements:	<b>\$3,057,030.00</b>
Total:	<b>\$3,551,000.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2005** actual value for the subject property:

Land:	<b>\$ 493,970.00</b>
Improvements:	<b>\$2,506,030.00</b>
Total:	<b>\$3,000,000.00</b>

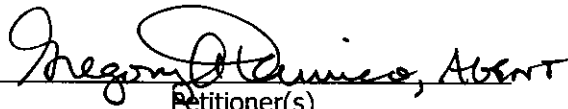
6. The valuation, as established above, shall be binding only with respect to tax year **2005**.

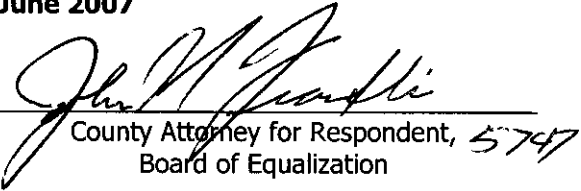
7. Brief narrative as to why the reduction was made:

**Additional information supplied by agent supports a reduction in the total value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **July 26, 2007 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 **26th** day of **June 2007**

x   
 Petitioner(s)  
 By: **Gregory A. Damico, CPA**  
**Tax Advisors, PLLC**

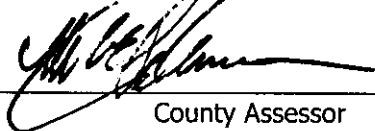
  
 County Attorney for Respondent, 5747  
 Board of Equalization

Address: **201 NE Park Plaza Dr., #244**  
**Vancouver, WA 98684**

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

Telephone:

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

  
 County Assessor

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

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

Docket Number: **45137**  
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