

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47895
Petitioner: ALVIN R. HANCOCK , 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.: 65023-06-043

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$134,000

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

ORDER:

Respondent is ordered to reduce the 2007 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 4th day of September 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 31, 2007

Karen E Hart

Karen E. Hart

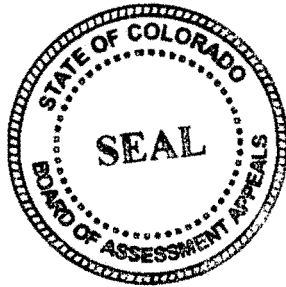
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **47895**
Single County Schedule Number: **65023-06-043**

STIPULATION (As to Tax Year **2007** Actual Value)

Alvin R. Hancock

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

2007 AUG 31 PM 1:44
CLERK OF DISTRICT COURT
EL PASO COUNTY, COLORADO

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2007** 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 19 BLK 1 BRADLEY RANCH FIL NO 6

2. The subject property is classified as **2007** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2007**:

Land:	\$ 23,000.00
Improvements:	\$139,650.00
Total:	\$162,650.00

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

Land:	\$ 23,000.00
Improvements:	\$139,650.00
Total:	\$162,650.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2007** actual value for the subject property:

Land:	\$ 23,000.00
Improvements:	\$111,000.00
Total:	\$134,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2007**.

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

Over-valued, based on the physical condition of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals
on at
be vacated; or,

a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **23rd** day of **August, 2007**

x Alvin Hancock
Petitioner

John P. Scallan
County Attorney for Respondent, 5-7-07
Board of Equalization

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Colorado Springs, CO 80903

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John P. Scallan
County Assessor

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

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

Docket Number: **47895**
StipCnty.mst