

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48012</b>
Petitioner: <b>JOSE R. &amp; LUCILLE C. BARELA ,</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 64021-02-104**  
  
**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:            \$270,000**  
 (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 25th day of July 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 24, 2008

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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*

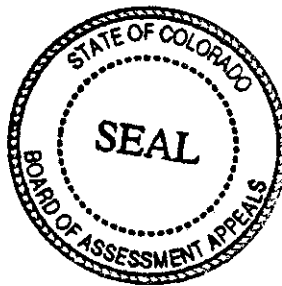
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Debra A. Baumbach

*Toni Rigirozzi*

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Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **48012**  
Single County Schedule Number: **64021-02-104**

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

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**Jose R. & Lucille C. Barela**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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2008 JUL 24 PM 1:10  
CLERK OF BOARD OF EQUALIZATION

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 3 OAKRIDGE SUB FIL NO 2**

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

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

Land:	<b>\$ 36,225.00</b>
Improvements:	<b>\$275,175.00</b>
Total:	<b>\$311,400.00</b>

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

Land:	<b>\$ 36,225.00</b>
Improvements:	<b>\$275,175.00</b>
Total:	<b>\$311,400.00</b>

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:	<b>\$ 36,225.00</b>
Improvements:	<b>\$233,775.00</b>
Total:	<b>\$270,000.00</b>

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:

**Further review indicates market sales during base period (1/1/2005 through 6/30/2008) supports the Assessor's value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 19, 2008 at 8:30 A.M.**

be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

*Jose R. Barela*  
*x Lucille C. Barela*  
Petitioner(s)

DATED this **17th** day of **July, 2008**

*[Signature]*  
County Attorney for Respondent,  
Board of Equalization

Address: **4758 Vista View Court**  
**Colorado Springs, CO 80915-1041**

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

Telephone: **719-594-7603**

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

*[Signature]*  
County Assessor

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

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

Docket Number: **48012**  
StipCnty.mst