

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52068
Petitioner: <b>WADE J. CHANDLER ,</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.: 41190-05-006**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

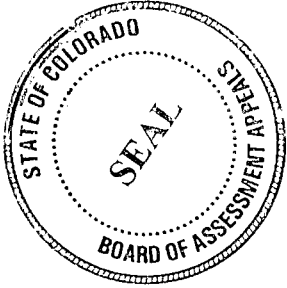
**Total Value:            \$187,225**

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

**ORDER:**

Respondent is ordered to reduce the 2009 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 December 2009.

**BOARD OF ASSESSMENT APPEALS**

*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.

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **52068**  
Single County Schedule Number: **4119005006**

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STIPULATION (As to Tax Year **2009** Actual Value)

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**Wade J. Chandler**

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 **2009** 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 128, 129 FOREST GREEN**

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 **2009**:

Land:	<b>\$167,225.00</b>
Improvements:	<b>\$ 40,382.00</b>
Total:	<b>\$207,607.00</b>

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

Land:	<b>\$167,225.00</b>
Improvements:	<b>\$ 40,382.00</b>
Total:	<b>\$207,607.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2009** actual value for the subject property:

Land:	<b>\$167,225.00</b>
Improvements:	<b>\$ 20,000.00</b>
Total:	<b>\$187,225.00</b>

6. The valuation, as established above, shall be binding only with respect to tax year **2009**.

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

**After inspection of the subject property, it is noted that the property is in poor to fair condition.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 16, 2009** 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 **7th** day of **December, 2009**

x Wade J. Chandler  
Wade J. Chandler, Petitioner

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address: **12710 Forest Green Drive**  
**Elbert, CO 80106-8922**

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

Telephone: **(719) 495-0742**

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

[Signature]  
County Assessor

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

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

Docket Number: **52068**  
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