

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57714
Petitioner: WHISTLING PINES GUN CLUB LLC, 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.: 54081-01-035

Category: Valuation Property Type: Industrial
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$965,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 November 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

2011 OCT 31 PM 2:08

Docket Number: **57714**
Single County Schedule Number: **54081-01-035**

STIPULATION (As to Tax Year **2011** Actual Value)

WHISTLING PINES GUN CLUB LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2011** 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 13 CLAREMONT BUSINESS PARK FIL NO 1A

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2011**:

Land:	436,033
Improvements:	<u>611,137</u>
Total:	1,047,170

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

Land:	436,033
Improvements:	<u>611,137</u>
Total:	1,047,170

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land:	436,033
Improvements:	<u>528,967</u>
Total:	965,000

6. The valuation, as established above, shall be binding only with respect to tax year 2011.

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

Market data supports an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 4th 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 day of

x Re Taxes LLC
Petitioner(s)

By: Robert Bluff

Address: 4445 NORTH PARK
COCO, SPRING, CO 80907

Telephone: 719-630-2277

Lori L. Seeger
County Attorney for Respondent,
Board of Equalization

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (719) 520-4485

[Signature]
County Assessor

Address: 1675 West Garden of the Gods Rd.
Suite 2300
Colorado Springs, CO 80903

Telephone: (719) 520-6605

Docket Number: 57714
StipCnty.mst

Single Schedule No. 2