

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60846
Petitioner: GOLDILOCKS ACRES 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 apart of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 51210-00-001

Category: VALUATION

Property Type: Vacant Land

2. Petitioner is protesting the 2012 actual property type of the subject property.
3. The parties agreed that the 2012 value of the subject property should be reduced to:

Total Value: \$ 3,094

(Reference Attached Stipulation)

4. The parties agreed that the 2012 actual property type of the subject property should be reclassified and should be :

Property Type: Agricultural

(Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 6th day of November 2012.

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.

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
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Docket Number: 60846
Single County Schedule Number: 51210-00-001

STIPULATION (As to Tax Year 2012 Actual Value)

Goldilocks Acres LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 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:

SEE ATTACHED LEGAL DESCRIPTION

2. The subject property is classified as vacant property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2012:

Land:	\$167,200.00
Improvements:	\$0.00
Total:	\$167,200.00

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

Land:	\$167,200.00
Improvements:	\$0.00
Total:	\$167,200.00

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2012 actual value for the subject property:

Land:	\$3,094.00
Improvements:	\$0.00
Total:	\$3,094.00

6. The valuation, as established above, shall be binding only with respect to tax year 2012.

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

Owner provided documentation to meet the statutory requirements to qualify for an agricultural classification.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on at be vacated; or, (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 19th day of October

x Goldilocks Acres, LLC
Petitioner(s)
By: Rebecca Hecla
sole owner

[Signature]
County Attorney for Respondent,
Board of Equalization

Address: 13750 Holmes Rd.
Colorado Springs, CO 80908

Address: 200 S. Cascade Ave. Ste. 150
Colorado Springs, CO 80903-2208

Telephone: (307) 752-7330

Telephone: (719) 520-6485

[Signature]
County Assessor Deputy Assessor

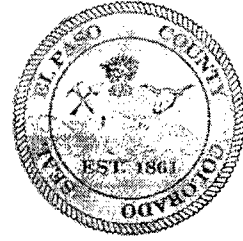
Address: 1675 West Garden of the Gods Rd. Suite 2300
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 60846
StipCnty.mst



EL PASO COUNTY, COLORADO
Office of the County Assessor
Mark Lowderman



Docket: 60846

Legal Description

TR OF LAND IN W2 SEC 21-11-65 DESC AS FOLS: COM AT N4 COR OF SD SEC 21; TH ALG E LN OF SD W2 S 00<15'18" W 1406.31 FT S 89<51'12" W 950.02 FT TO POB; TH S 00<15'18" W 1909.60 FT, S 89<51'12" W 787.51 FT, N 01<22'57" W 1779.96 FT, N 89<55'12" E 218.44 FT, N 01<22'57" W 130.03 FT, N 89<51'12" E 623.65 FT TO POB