

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62032
Petitioner: COPT NEWPORT 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.: 64250-03-007

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$5,400,000

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

ORDER:

Respondent is ordered to reduce the 2013 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 7th day of October 2013.

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
BD OF ASSESSMENT APPEALS

2013 OCT -3 PM 4: 22

Docket Number: **62032**
Single County Schedule Number: **64250-03-007**

STIPULATION (As to Tax Year **2013** Actual Value)

COPT NEWPORT LLC.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 1 NEWPORT SUB FIL NO 10A

2. The subject property is classified as COMMERCIAL OFFICE property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land:	\$495,451.00
Improvements:	\$6,004,549.00
Total:	\$6,500,000.00

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

Land:	\$495,451.00
Improvements:	\$6,004,549.00
Total:	\$6,500,000.00

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land:	\$495,451.00
Improvements:	\$4,904,549.00
Total:	\$5,400,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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

THE OWNER'S ACTUAL INCOME AND MARKET DATA SUPPORTED A REDUCTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **OCTOBER 24, 2013** at 8:30 A.M. be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 4TH day of SEPTEMBER 2013

x Michael Van Donsellar

Petitioner(s)

By: MICHAEL VAN DONSELLAR
DUFF & PHELPS LLC

Address: 1200 17TH STREET, SUITE 990
DENVER, CO 80202

Telephone: 303-749-9034

Steve Miller

County Attorney for Respondent,
Board of Equalization

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

Telephone: (719) 520-6485

David

County Assessor

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

Telephone: (719) 520-6600

Docket Number: 62032
StipCnty.mst

Single Schedule No.

2