

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62048
Petitioner: 685 EAST CITADEL DRIVE HOLDINGS, 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.: 64104-07-012
 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: \$6,500,000
 (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 16th day of October 2013.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
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Docket Number: **62048**
Single County Schedule Number: **64104-07-012**

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

685 EAST CITADEL DRIVE HOLDINGS, 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 2 BLK 1 THE CITADEL BLVD SUB FIL NO 3 EX PT CONV TO CITY BY REC #202116490

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:	\$1,746,820.00
Improvements:	\$7,696,340.00
Total:	\$9,443,160.00

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

Land:	\$1,746,820.00
Improvements:	\$6,053,180.00
Total:	\$7,800,000.00

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:	\$1,746,820.00
Improvements:	\$4,753,180.00
Total:	\$6,500,000.00

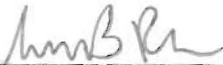
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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


ADDITIONAL INFORMATION PROVED BY THE AGENT FOR THE OWNER SUPPORTS A REDUCTION

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **OCTOBER 30, 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 1ST day of OCTOBER 2013

x 

 Petitioner(s)
 By: **MICHAEL ROGERS - AGENT**
ALLIANCE TAX ADVISORS



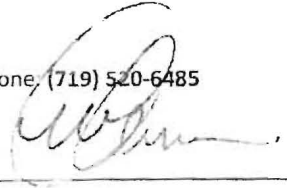
 County Attorney for Respondent,
 Board of Equalization

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

Telephone: 303-955-4523

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 County Assessor

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

Telephone: (719) 520-6600

Docket Number: 62048
StipCnty.mst

Single Schedule No.