

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: 62881

Petitioner:

**PC COTTONWOOD LLC**

v.

Respondent:

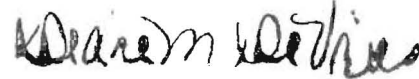
**EL PASO COUNTY BOARD OF EQUALIZATION**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends it's June 12, 2013 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$14,100,000 In all other respects, the June 12, 2013 Order shall remain in full force and effect.

**DATED/MAILED** this 20th day of June, 2014.

**BOARD OF ASSESSMENT APPEALS**



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

  
\_\_\_\_\_  
Cara McKeller

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62881</b>
Petitioner: <b>PC COTTONWOOD LLC,</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.: 63103-02-045**

**Category: Valuation      Property Type: Residential**

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:            \$14,790,393**

(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 12th day of June 2014.

**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: 62881  
Single County Schedule Number: 63103-02-045

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STIPULATION (As to Tax Year 2013 Actual Value)

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PC COTTONWOOD LLC

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 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 46 BLK 2 DELIVERANCE SUB FIL NO 1 COLO SPGS

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 2013:

Land:	\$ 954,639
Improvements:	<u>\$13,835,754</u>
Total:	\$14,790,393

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

Land:	\$ 954,639
Improvements:	<u>\$13,835,754</u>
Total:	\$14,790,393

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:	\$ 954,639
Improvements:	<u>\$13,145,361</u>
Total:	\$14,100,000

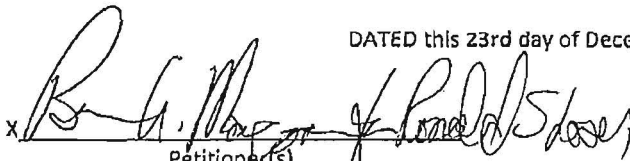
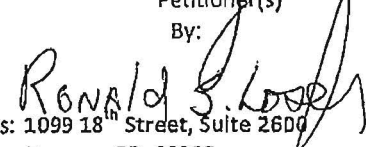
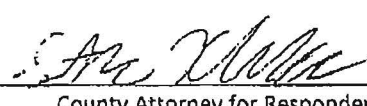
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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

Market data supports a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 30, 2014 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 23rd day of December, 2013

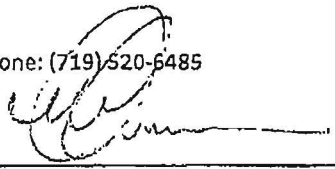
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Petitioner(s)  
By:   
 \_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

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Colorado Springs, CO 80903-2208

Telephone: (303) 297-2600

Telephone: (719) 520-6485

  
\_\_\_\_\_  
County Assessor

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

Telephone: (719) 520-6600

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StipCnty.mst

Single Schedule No.