

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64768
Petitioner: COLORADO SPRINGS LANDING 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.: 63121-14-016

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$12,500,000

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

ORDER:

Respondent is ordered to reduce the 2014 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 2014.

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2014 OCT 29 PM 2: 16

Docket Number: 64768
Single County Schedule Number: 63121-14-016

STIPULATION (As to Tax Year 2014 Actual Value)

COLORADO SPRINGS LANDING LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2014 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 VILLA SPORT SUB FIL NO 1

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 2014:

Land:	\$2,977,544.00
Improvements:	\$11,006,254.00
Total:	\$13,983,798.00

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

Land:	\$2,977,544.00
Improvements:	\$11,006,254.00
Total:	\$13,983,798.00

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2014 actual value for the subject property:

Land:	\$2,977,544.00
Improvements:	\$9,522,456.00
Total:	\$12,500,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2014.

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

CONSIDERATION OF COST, MARKET, AND INCOME APPROACHES TO VALUE

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on DECEMBER 30 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 24th day of OCTOBER

x Thomas E. Downey, Jr.
Petitioner(s)
By: THOMAS E. DOWNEY JR. ESQ. *9/26/14*

Steph W. ...
County Attorney for Respondent,
Board of Equalization

Address: 383 INVERNESS PARKWAY, SUITE 300
ENGLEWOOD CO. 80112
303-813-1111

Address: 200 S. Cascade Avenue, Suite 150
Colorado Springs, Colorado 80903

Telephone: (303) 708-1215

Telephone: (719) 520-6483

[Signature]
County Assessor ~~County Assessor~~ *Deputy Assessor*

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

Telephone: (719) 520-6600

Docket Number: 64768
StipCnty.mst

Single Schedule No.