

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65157
Petitioner: 5125 NORTH ACADEMY 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.: 63211-06-026

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: \$1,000,000
 (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 25th 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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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Docket Number: 65157
Single County Schedule Number: 63211-06-026

STIPULATION (As to Tax Year 2014 Actual Value)

5125 N ACADEMY 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 PLUM TREE CENTER FIL NO 3 COLO SPGS

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 \$1,950,000:

Land:	\$333,254
Improvements:	\$1,616,746
Total:	\$1,950,000

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

Land:	\$333,254
Improvements:	\$1,616,746
Total:	\$1,950,000

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:	\$333,254
Improvements:	\$666,746
Total:	\$1,000,000

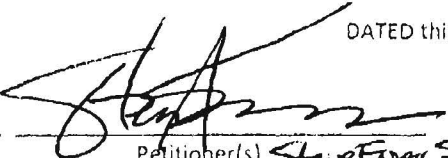
6. The valuation, as established above, shall be binding only with respect to tax year 2014.

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


The market approach and high vacancy during the base period supports a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 2 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 12th day of November

X 
Petitioner(s) Steve Evans
Pds - By: 5125 NORTH ACADEMY LLC
C/O STEVE EVANS



County Attorney for Respondent,
Board of Equalization


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County Assessor
DEPUTY ASSESSOR

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

Telephone: (719) 520-6600

Docket Number: 65157
StipCnty.mst

Single Schedule No.