

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65722
Petitioner: WOLFRIDGE LLC v. Respondent: EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS.	
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.: 64250-05-006
 Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 13-14 actual value of the subject property.

3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:
 Total Value: \$1,487,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13-14 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 31st day of July 2015.

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

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 65722

ORDER (On Stipulation) – Single County Schedule Number

WOLFRIDGE LLC.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent.

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:

LOT 4 RDH BUSINESS PARK

County Schedule Number: 64250-05-006

2. Petitioner is protesting the 2013/2014 actual value of the subject property.

3. The parties agreed that the 2013/2014 actual value of the subject property should be reduced to:

Land:	\$133,450.00
Improvements:	\$1,353,550.00
Total:	\$1,487,000.00

4. The Board concurs with the Stipulation.

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **65722**
Single County Schedule Number: **64250-05-006**

STIPULATION (As to Abatement/Refund For Tax Year 2013/2014)

WOLFRIDGE LLC.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013/2014 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 4 RDH BUSINESS PARK

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 2013/2014:

Land:	\$133,450.00
Improvements:	\$1,626,550.00
Total:	\$1,760,000.00

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

Land:	\$133,450.00
Improvements:	\$1,466,550.00
Total:	\$1,600,000.00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2013/2014 actual value for the subject property:

Land:	\$113,450.00
Improvements:	\$1,353,550.00
Total:	\$1,487,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2013/2014.

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

Upon further review it was determined the actual value for tax years 2013 and 2014 should be reduced to \$1,487,000.00

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on AUGUST 20, 2015 at 8:30 A.M. be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

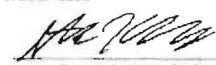
DATE: this 30TH day of JULY 2015

x 
Petitioner(s)

By: Tom Rine, Property Tax Reduction Services

Address: 20458 N. 79th Way
Scottsdale, Az 85263

Telephone: 719-634-7311



County Attorney for Respondent,
Board of Commissioners

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

Telephone: (719) 520-6485



County Assessor

Address: 1675 W. Garden of Gods Rd. Ste 2300
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 85732
Stip/Conty App

Single Schedule No. (Absentent)