

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65798
Petitioner: BAR SPUR RANCHES 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.: 64240-08-006

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$2,900,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

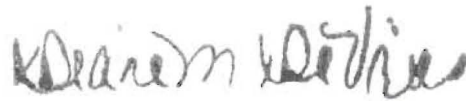
ORDER:

Respondent is ordered to reduce the 2015 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 28th day of August 2015.

BOARD OF ASSESSMENT APPEALS

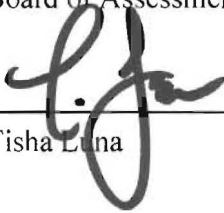


Diane M. DeVries



Debra A. Baumbach

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



Tisha Luna



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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Docket Number: 65798
Single County Schedule Number: 64240-08-006

STIPULATION (As to Tax Year 2015 Actual Value)

BAR SPUR RANCHES, LLC

Petitioner(s),

vs

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:

1460 N. NEWPORT ROAD, COLORADO SPRINGS, CO - LOT 1 NEWPORT SUB FIL NO 16

2. The subject property is classified as Commercial-Industrial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land:	358,281
Improvements:	2,969,074
Total:	3,327,355

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

Land:	358,281
Improvements:	2,969,074
Total:	3,327,355

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

Land:	358,281
Improvements:	2,541,719
Total:	2,900,000

6. The valuation, as established above, shall be binding only with respect to tax year 2015.


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

After further review of subject and market & income comparables, value adjustment indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 23, 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.

DATED this 26th day of August 2015 .

X. 
Petitioner(s)
By: BAR SPUR RANCHES, LLC


County Attorney for Respondent,
Board of Equalization

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80104-2551

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

Telephone:

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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: 65798
StipCnty.mst

Single Schedule No.

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