

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65883</b>
Petitioner: <b>RIDGEVIEW CA DEVELOPMENT 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.: 53183-19-027**

**Category: Valuation      Property Type: Vacant Land**
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:            \$634,650**

(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 4th day of November 2015.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

*Debra A. Baumbach*

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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*

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Tisha Luna



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
2015 NOV -3 PM 2:45

Docket Number: 65883  
Single County Schedule Number: 53183-19-027

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STIPULATION (As to Tax Year 2015 Actual Value)

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Ridgeview CA Development 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 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:

LOT 1 RIDGEVIEW COMMERCIAL CENTER FIL #6

2. The subject property is classified as vacant land property.

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

Land:	\$792,790.00
Improvements:	\$0.00
Total:	\$792,790.00

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

Land:	\$792,790.00
Improvements:	\$0.00
Total:	\$792,790.00



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:	\$634,650.00
Improvements:	\$0.00
Total:	\$634,650.00

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:

Land value adjusted based on sales of similar property and also for what this parcel was listed for during the base period.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/23/15 at 8:30 am be vacated; or,  (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

X   
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Petitioner(s)  
By: Mark Dyson

Address: 795 McIntyre St., Suite 205  
Golden, CO, 80401

Telephone: (303) 810-6805

DATED this 29 day of October 2015

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

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

Telephone: (719) 520-6485

  
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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: 65883  
StipCnty.mst

Single Schedule No. 53183-19-027