

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 65959**

Petitioner:

**MILLER FAMILY REAL ESTATE 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.: 64250-04-025+4**

**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:            \$880,783**

(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 11th day of November 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.

*Tisha Luna*

\_\_\_\_\_  
Tisha Luna



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Docket Number(s): 65959

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

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STIPULATION (As to Tax Year 2015 Actual Value)

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Miller Family Real Estate 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 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as vacant commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2015.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2015 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2015.

Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:

Land values adjusted based on a review of market data & sellout was increased due to lack of sales within market area & neighborhood

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 23, 2015 at 8:30 am be vacated; or,  (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 3rd day of November 2015.

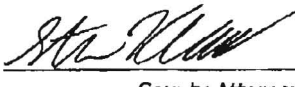


Petitioner(s)

Thomas E. Downey Jr. Esq., Downey & Associates, P.C.

Address: 383 Inverness Parkway, Suite 300  
Englewood, CO 80112

Telephone: 303-813-1111



County Attorney for Respondent,  
Board of Equalization

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: 65959  
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Multiple Schedule No(s)

**ATTACHMENT A**  
**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 65959**

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|-----------------|------------|-------------------|--------------------|
| 64250-04-025    | 414687     | 0                 | 414687             |
| 64250-04-026    | 225707     | 0                 | 225707             |
| 64250-04-027    | 211015     | 0                 | 211015             |
| 64250-04-028    | 136894     | 0                 | 136894             |
| 64250-04-029    | 136894     | 0                 | 136894             |
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Stip.ATA  
Multiple Schedule No(s)

**ATTACHMENT B**

**ACTUAL VALUES, AS ASSIGNED BY  
THE COUNTY BOARD OF EQUALIZATION  
AFTER A TIMELY APPEAL**

**DOCKET NUMBER(S): 65959**

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|-----------------|------------|-------------------|--------------------|
| 64250-04-025    | 414687     | 0                 | 414687             |
| 64250-04-026    | 225707     | 0                 | 225707             |
| 64250-04-027    | 211015     | 0                 | 211015             |
| 64250-04-028    | 136894     | 0                 | 136894             |
| 64250-04-029    | 136894     | 0                 | 136894             |
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Multiple Schedule No(s)

### ATTACHMENT C

### ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 65959

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|-----------------|------------|-------------------|--------------------|
| 64250-04-025    | 324610     | 0                 | 324610             |
| 64250-04-026    | 176679     | 0                 | 176679             |
| 64250-04-027    | 165180     | 0                 | 165180             |
| 64250-04-028    | 107157     | 0                 | 107157             |
| 64250-04-029    | 107157     | 0                 | 107157             |
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Multiple Schedule No(s)