

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66096
Petitioner: BANK OF CHOICE COLORADO v. Respondent: ELBERT 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.: R114579
 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: \$597,500
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

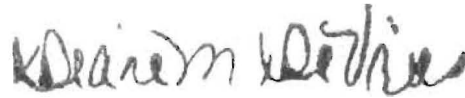
ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

The Elbert County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 17th day of December 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 Lund



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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Docket Number: 66096
Single County Schedule Number: R114579

STIPULATION (As to Tax Year 2015 Actual Value)

Bank of Choice Colorado

Petitioner,

vs.

Elbert 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:
120 S Elizabeth Street, Elizabeth, CO 80107
Elizabeth Town Centre Lot 4
Land & Improved Structure occupied by owner

2. The subject property is classified as Commercial (what type of property).

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

Land	\$	<u>222,942.00</u>
Improvements	\$	<u>421,440.00</u>
Total	\$	<u>644,382.00</u>

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

Land	\$	<u>222,942.00</u>
Improvements	\$	<u>387,058.00</u>
Total	\$	<u>610,000.00</u>

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	\$	<u>222,942.00</u>
Improvements	\$	<u>374,558.00</u>
Total	\$	<u>597,500.00</u>

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 careful review and further discussion with expert County consultant, Mike Akana of Thimgan and Associates, we have come to an agreeable conclusion of value that we will stipulate in lieu of scheduled hearing with the BAA.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 02/08/2016 (date) at unknown (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

Kendra Goldstein
Petitioner(s) or Agent or Attorney

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DATED this 8th day of December, 2015.
Wade H. Gately
County Attorney for Respondent,
Board of Equalization

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Billie Mills
County Assessor

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