

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66495
Petitioner: JBS FAMILY ENTERPRISES LLLP 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.: 64262-04-016

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: \$1,638,000

(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 2nd day of December 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 Lucia

Tisha Lucia



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: **66495**
Single County Schedule Number: **64262-04-016**

STIPULATION (As to Tax Year 2015 Actual Value)

JBS FAMILY ENTERPRISES, LLLP

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:

1805 S. MURRAY BLVD, COLORADO SPRINGS, CO

2. The subject property is classified as Industrial - (WD) Distribution Warehouse property.

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

Land:	213662
Improvements:	1621338
Total:	1835000

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

Land:	213662
Improvements:	1621338
Total:	1835000

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:	213662
Improvements:	1424338
Total:	1638000

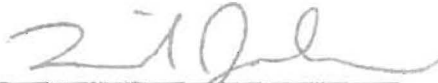
6. The valuation, as established above, shall be binding only with respect to tax year 2015.

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


After further review of documents provided by the owner and detailed analysis of the market, it was determined a value of \$1,638,000 best represented the subject's value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 12, 2016 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 23rd day of November 2015



Petitioner(s)
By: Joseph C. Sansone Company



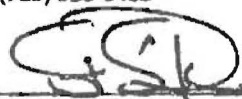
County Attorney for Respondent,
Board of Equalization

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Colorado Springs, CO 80903-2208

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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: 66495
StipCnty.mst

Single Schedule No.