

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>VALUE PLACE COLORADO SPRINGS LLC</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 69039</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	73361-05-004
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL PROPERTY

2. Petitioner is protesting the 2016 classification of the subject property.

3. The parties agreed that the 2016 classification of the subject property should be as follows:

Classification:	MIXED USE PROPERTY
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2016 classification 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 23rd day of January, 2017.

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.

G. Katardzic

Gordana Katardzic

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

11/10/2015
11:00 AM

Docket Number: 69039
Single County Schedule Number: 73361-05-004

STIPULATION (As to Tax Year 2016 Actual Value)

VALUE PLACE COLORADO SPRINGS LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 BLK 1 CHESTNUT PARK FIL NO 2

2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2016:

Land:	\$497,737.00
Improvements:	\$5,092,002.00
Total:	\$5,589,739.00

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

Land:	\$497,737.00
Improvements:	\$5,092,002.00
Total:	\$5,589,739.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2016** actual value for the subject property:

Land Valued At 7.96%:	\$223,981.65
Improvements Valued At 7.96%:	\$2,291,401.00
Land Valued At 29%:	\$273,755.35
<u>Improvements Valued At 29%:</u>	<u>\$2,800,601.00</u>
Total:	\$5,589,739.00


6. The valuation, as established above, shall be binding only with respect to tax year 2016.

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

RE-ALLOCATION OF ASSESSMENT RATES (NOT VALUE) BASED UPON EXTENDED STAY REVENUE


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **JANUARY 19, 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 22nd day of December

X 
Petitioner(s)
By: VALUE PLACE COLORADO SPRINGS LLC
C/O RYAN LLC, ETHAN HORN

Address: 5251 DTC PARKWAY, SUITE 1045
GREENWOOD VILLAGE, COLORADO 80111

Telephone: 720.524.0022


County Attorney for Respondent,
Board of Equalization

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

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Deputy County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 69039
StipCnty.mst

Single Schedule No.