

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69068
Petitioner: EP REAL ESTATE HOLDINGS 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.: 6319205003
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$50,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 February 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2017 JAN 31 PM 3: 05

Docket Number: **69068**
Single County Schedule Number: **6319205003**

STIPULATION (As to Tax Year 2016 Actual Value)

EP REAL ESTATE HOLDINGS 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:

VACANT COMMERCIAL LAND

2. The subject property is classified as vacant property.

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

Land:	\$449,777.00
Improvements:	\$0.00
Total:	\$449,777.00

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

Land:	\$449,777.00
Improvements:	\$0.00
Total:	\$449,777.00

Single Schedule No.

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:	\$50,000.00
Improvements:	\$0.00
Total:	\$50,000.00

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

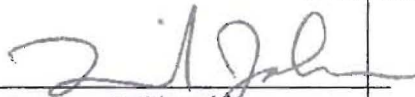
7. Brief narrative as to why the reduction was made:

Poor access & steep topography . Possible future open space tract per City of Colo. Spgs. website (TOPS project).
Base year sale for \$25,000

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **May 8, 2017 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 24th day of January 2016

X



Petitioner(s)

By: Joseph C. Sansone Co., agent David Johnson

Address: 18040 Edison Ave.
Chesterfield, MO 63005

Telephone: 636-733-5470
djohnson@jcsco.com

Docket Number: 69068
StipCnty.mst



County Attorney for Respondent,
Board of Equalization

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

Telephone: (719) 520-6485



County Assessor

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

Telephone: (719) 520-6600