

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69083</b>
Petitioner: <b>REZA ANSARI</b>  v.  Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 64022-19-036**  
**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: \$665,540**  
 (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 30th day of January 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 27 PM 1:02

Docket Number: 69083  
Single County Schedule Number: 64022-19-036

---

---

STIPULATION (As to Tax Year 2016 Actual Value)

---

---

**REZA ANSARI**

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 \$862,485:

Land:	\$664,373.00
Improvements:	\$198,112.00
Total:	\$862,485.00

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

Land:	\$664,373.00
Improvements:	\$198,112.00
Total:	\$862,485.00

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:	\$482,210.00
Improvements:	\$183,330.00
Total:	\$665,540.00

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:

Market data indicated a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 22, 2017 at 8:30am be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24<sup>th</sup> day of January

x   
\_\_\_\_\_  
Petitioner(s)  
By: Reza Ansari

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address: 4504 Brady Rd.  
Colorado Springs, CO 80915-1310

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

Telephone: (719) 229-7316

Telephone: (719) 520-6485

  
\_\_\_\_\_  
County Assessor

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

Telephone: (719) 520-6600

Docket Number: 69083  
StipCnty.mst

Single Schedule No.