

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69596
Petitioner: CXA-10 CORP - 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.: 62362-06-002+4
 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: \$2,085,757
 (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 11th 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



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2017 JAN -6 PM 4:16

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **69596**
Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

STIPULATION (As to Tax Year 2016 Actual Value)

CXA-10 Corp

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2016 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as vacant/commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2016.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2016 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2016.

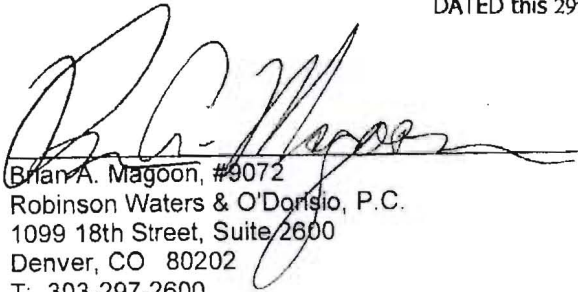
Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:

Sellout period for present worth calculation was extended due to combining two marketing areas into one, thus increasing the estimated sellout.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on
January 17, 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 29th day of December.



Brian A. Magoon, #9072
Robinson Waters & O'Donoghue, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202
T: 303-297-2600
F: 303-297-2650
E: bmagoon@rwolaw.com
Attorneys for Agent for Petitioner,
Marvin F. Poer and Company



County Attorney for Respondent,
Board of Equalization

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

Telephone: **(719) 520-6485**



County Assessor

Address: **1675 W. Garden of Gods Rd. Ste 2300**
Colorado Springs, CO 80907

Telephone: **(719) 520-6600**

Docket Number: 69596
StipMlti.Aba

Multiple Schedule No(s)

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY
THE COUNTY BOARD OF EQUALIZATION
AFTER A TIMELY APPEAL**

DOCKET NUMBER(S):

Schedule Number	Land Value	Improvement Value	Total Actual Value
62362-06-002	253,205	0	253,205
62362-06-012	267,741	0	267,741
62362-06-013	256,373	0	256,373
62362-06-014	446,490	96,613	543,103
62362-06-015	1,170,736	0	1,170,736

Stip.AtB
Multiple Schedule No(s)

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S):

Schedule Number	Land Value	Improvement Value	Total Actual Value
62362-06-002	163,962	0	163,962
62362-06-012	217,796	0	217,796
62362-06-013	208,549	0	208,549
62362-06-014	446,490	96,613	543,103
62362-06-015	952,347	0	952,347

Stip AtC
Multiple Schedule No(s)