

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69685
Petitioner: THE MEDICAL CENTER, LLP - v. Respondent: TELLER 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.: R0028809
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: \$1,534,000
 (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 Teller County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 20th day of March 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

STATE OF COLORADO
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Docket Number: 69685

Single County Schedule Number: R0028809

STIPULATION (As to Tax Year 2016 Actual Value)

The Medical Center, LLP Agent: Mark L. Von Engeln,

Petitioner,

vs.

Teller 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:
Medical offices located at 700 W. Highway 24 in Woodland Park,
Colorado

2. The subject property is classified as commercial (what type of property).

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

Land	\$	186,219.00
Improvements	\$	1,556,774.00
Total	\$	1,742,993.00

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

Land	\$	186,219.00
Improvements	\$	1,556,774.00
Total	\$	1,742,993.00

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	\$	186,219.00
Improvements	\$	1,347,781.00
Total	\$	1,534,000.00

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:
The three approaches to value, cost, market and income were reviewed. The final valuation is based on a comprehensive review of the detailed lease and income provided by the petitioner.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 04/20/2017 (date) at 8:00 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 8th day of March, 2017

Mark L. Von Engeln
Petitioner(s) or Agent or Attorney

Paul W. Hurcomb
County Attorney for Respondent,
Board of Equalization

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