

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70766
Petitioner: RETREAT AT CHEYENNE SPE 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.: 74261-01-030
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$47,300,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

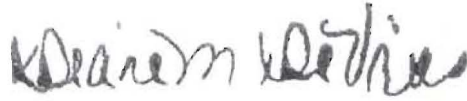
ORDER:

Respondent is ordered to reduce the 2017 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 17th day of November 2017.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



Debra A. Baumbach

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



Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2017 NOV 14 AM 10:30

Docket Number: 70766
Single County Schedule Number: 74261-01-030

STIPULATION (As to Tax Year 2017 Actual Value)

Retreat at Cheyenne SPE LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 JEFFERSON AT CHEYENNE MOUNTAIN

2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

Land:	\$ 3,173,911
Improvements:	<u>\$46,092,083</u>
Total:	\$49,265,944

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

Land:	\$ 3,173,911
Improvements:	<u>\$46,092,083</u>
Total:	\$49,265,944

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2017** actual value for the subject property:

Land:	\$ 3,173,911
Improvements:	<u>\$44,126,089</u>
Total:	\$47,300,000

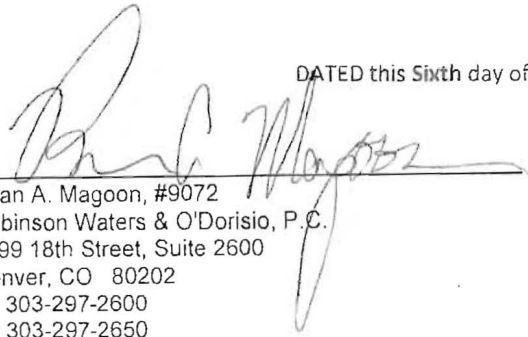
6. The valuation, as established above, shall be binding only with respect to tax year 2017.


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

Market sales support a reduction in actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on at be vacated; or, X (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this Sixth day of November, 2017


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 Deputy County Assessor

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Docket Number: **70766**
StipCnty.mst