

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70770</b>
Petitioner: <b>EMR LAND CO LLC</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 accepted 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.: 63051-05-012+1**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
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: \$4,900,000**  
 (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 18th day of May 2018.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

*Debra A. Baumbach*

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Debra A. Baumbach

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

*Gordana Katardzic*

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Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): 70770  
Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

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STIPULATION (As to Tax Year 2017 Actual Value)

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EMR LAND CO., LLC.

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 COMMERCIAL properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2017.
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 2017 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 2017.

Multiple Schedule No(s)

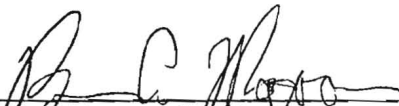
7. Brief narrative as to why the reductions were made:


ADJUSTMENT BASED ON ADDITIONAL MARKET AND INCOME DATA.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on  
MAY 17, 2018 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 3RD day of MAY, 2018.

  
\_\_\_\_\_  
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Marvin F. Poer and Company*

  
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County Attorney for Respondent,  
Board of Equalization

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

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

  
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County Assessor

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

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

Docket Number: 70770  
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Multiple Schedule No(s)

**ATTACHMENT A**  
**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 70770**

Schedule Number	Land Value	Improvement Value	Total Actual Value
63051-05-012	\$1,255,397	\$2,300,477	\$3,555,874
63051-05-013	\$924,770	\$1,367,676	\$2,292,446

Stip. AtA  
Multiple Schedule No(s)

**ATTACHMENT B**

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

**DOCKET NUMBER(S): 70770**

Schedule Number	Land Value	Improvement Value	Total Actual Value
63051-05-012	\$1,255,397	\$2,300,477	\$3,555,874
63051-05-013	\$924,770	\$1,367,676	\$2,292,446

Stip. AtB  
Multiple Schedule No(s)

**ATTACHMENT C**  
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

DOCKET NUMBER(S): 70770

Schedule Number	Land Value	Improvement Value	Total Actual Value
63051-05-012	\$1,255,397	\$1,723,823	\$2,979,220
63051-05-013	\$924,770	\$996,010	\$1,920,780

Stip AtC  
Multiple Schedule No(s)