

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74791
Petitioner: CSMC 2006-C5 BIJOU STREET LLC v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 64162-18-038
 Category: Valuation/Protest Appeal Property Type: Commercial

2. Petitioner is protesting the 2018 actual value of the subject property.

3. The parties agreed that the 2018 actual value of the subject property should be reduced to:
 Total Value: \$8,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 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 7th day of November 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Yesenia Aranjó

Yesenia Aranjó



2018 OCT 16 PM 2:46

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: **74791**
Single County Schedule Number: **64162-18-038**

STIPULATION (As to Tax Year 2018 Actual Value)

CSMC 2006-C5 BIJOU STREET LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 UNITCO SUB

2. The subject property is classified as COMMERCIAL property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2018:

Land:	\$1,521,769
Improvements:	<u>\$7,092,231</u>
Total:	\$8,614,000

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

Land:	\$1,521,769
Improvements:	<u>\$7,092,231</u>
Total:	\$8,614,000

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2018** actual value for the subject property:

Land:	\$1,521,769
Improvements:	<u>\$6,478,231</u>
Total:	\$8,000,000

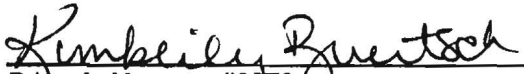
6. The valuation, as established above, shall be binding only with respect to tax year 2018.

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


VALUE ADJUSTED TO MATCH 2017 BAA ORDER ON STIPULATION

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 15 day of OCTOBER 2018



Brian A. Magoon, #9072
Kimberly A. Bruetsch, #32838
Robinson Waters & O'Doriso, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202
T: 303-297-2600
F: 303-297-2650
E: bmagoon@rwolaw.com
kbruetsch@rwolaw.com
Attorneys for Petitioner's Agent,
Marvin F. Poer and Company



County Attorney for Respondent,
Board of Equalization

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

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: 74791
StipCnty.mst