

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75624
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 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.: 74261-01-030
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$53,325,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

DATED this 11th day of December 2019.

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

Gesenia Araujo

Gesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2019 NOV 14 AM 11:56

Docket Number: 75624
Single County Schedule Number: 74261-01-030

STIPULATION (As to Tax Year 2019 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 2019 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 2019:

Land:	\$3,433,006
improvements:	<u>\$55,691,992</u>
Total:	\$59,124,998

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

Land:	\$3,433,006
Improvements:	<u>\$55,691,992</u>
Total:	\$59,124,998

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land:	\$3,433,006
Improvements:	\$49,891,994
Total:	\$53,325,000

6. The valuation, as established above, shall be binding only with respect to tax year 2019.

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

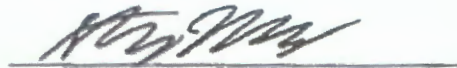
Markert data supports a lower acutal value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 17, 2019 at 8:30AM be vacated; or, ___ (check if appropriate)a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this Twelfth day of November, 2019



Petitioner(s)
By: Rick Edwards



County Attorney for Respondent,
Board of Equalization

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County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 75624
StipCnty.mst

Single Schedule No.

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