

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75870
Petitioner: 1740 CHD 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.: 63043-01-111
 Category: Valuation/Protest Appeal Property Type: Commercial
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: \$1,450,878
 (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 27th day of February 2020.

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 2019 DEC 17 PM 3: 05
STATE OF COLORADO

Docket Number: 75870
Single County Schedule Number: 63043-01-111

STIPULATION (As to Tax Year 2019 Actual Value)

1740 CHD 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 BANK ONE FIL NO 1 COLD SPGS

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 2019:

Land:	\$597,643
Improvements:	<u>\$1,387,357</u>
Total:	\$1,985,000

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

Land:	\$597,643
Improvements:	<u>\$1,387,357</u>
Total:	\$1,985,000

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:	\$597,643
Improvements:	\$853,235
Total:	\$1,450,878


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:

Market data supports a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 2, 2020 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 Twenty First day of November, 2019

x 

Petitioner(s)
By: **David Sunden** *David Sunden*



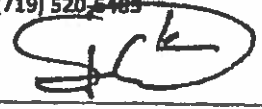
County Attorney for Respondent,
Board of Equalization

Address: Joseph C Sansone Co
18040 Edison Avenue Ste. 400
Chesterfield, MO 63005

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

Telephone: 636 733-5474

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: 75870
StipCnty.mst

Single Schedule No.