

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75896
Petitioner: RUBEKA LLC C/O ELOPE INC 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.: 62290-00-003
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$1,249,000
(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 7th day of April 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

Gordana Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 75896
Single County Schedule Number: 62290-00-003

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2020 MAR - 11 AM 9:27

STIPULATION (As to Tax Year 2019 Actual Value)

RUBEKA LLC C/O ELOPE INC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter 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:

SEE ATTACHED, LENGTHY LEGAL DESCRIPTION

2. The subject property is classified as Vacant property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Land:	\$1,343,256
Improvements:	\$0
Total:	\$1,343,256

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

Land:	\$1,343,256
Improvements:	\$0
Total:	\$1,343,256

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:	\$1,249,000
Improvements:	\$0
Total:	\$1,249,000

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:

Land value adjusted based a comparison of the market data.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 4/3/20 at 8:30 am be vacated; or, (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

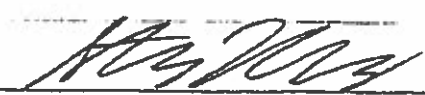
DATED this 27th day of February, 2020


X

Petitioner(s)

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Board of Equalization
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El Paso County Assessor
1675 W. Garden of the Gods Road, Suite 2300
Colorado Springs, CO 80907
(719) 520-6600

62290 00 003, Docket 75896

TR IN NE4 SEC 29-12-66 DES AS FOLS: COM AT POI OF ELY R/W LN OF COLO STATE HWY 83 WITH SLY
R/W LN OF FEDERAL DR, N 89<35'21" E ALG SD R/W LN 106.96 FT TO A POC, CONT ALG SD SLY R/W LN
ON AN ARC OF CUR TO R HAVING A RAD OF 1450.50 FT A C/A OF 00<50'32" AN ARC DIST OF 21.32 FT
FOR POB, TH CONT ON SD CUR TO R HAVING A RAD OF 1450.50 FT A C/A OF 03<58'42" AN ARC DIST OF
100.72 FT TO A PT OF TANGENT, S 85<35'25" E 286.97 FT TO NW COR OF LOT 1 FAIRLANE TECHNOLOGY
PARK FIL NO 3, S 00<26'29" E 966.96 FT, S 89<11'55" W 514.80 FT, N 00<26'29" W 45.00 FT, N
54<31'54" E 117.44 FT, N 09<39'05" W 208.05 FT, N 00<26'29" W 360.59 FT, N 11<04'19" E 327.72 FT
TO POB, EX THAT PT CONV BY REC #204174114

2020 MAR -4 AM 9:27

STATE OF COLORADO
DEPT OF ASSESSMENT AFFAIRS