

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79144
Petitioner: SOUTHMOOR RIDGE LLC v. Respondent: EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 65242-00-050
Category: Abatement Appeal Property Type: Vacant Land
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: \$353,654
(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 this 5th day of November 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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **79144**
Single County Schedule Number: **65242-00-050**

STIPULATION (As to Abatement/Refund For Tax Year (2017))

Southmoor Ridge LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 LEGAL DESCRIPTION

2. The subject property is classified as vacant land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

Land:	\$353,654
Improvements:	\$0
Total:	\$353,654

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

Land:	\$353,654
Improvements:	\$0
Total:	\$353,654

Single Schedule No. (Abatement)

1

6524200050

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2017 actual value for the subject property:

Land:	\$353,654
Improvements:	\$0
Total:	\$353,654

6. The valuation, as established above, shall be binding only with respect to tax year 2017.

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

Parcel qualifies as a contiguous Residential parcel and should be assessed at the residential assessment rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **November 12, 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 15th day of October

X 

 Petitioner(s)
 By: **Duff & Phelps attn: Brad Baugh**



 Steven Klaffky (Oct 22, 2020 12:03 MDT)
 County Attorney for Respondent,
 Board of Commissioners

Address: **1200 17th St. Ste. 990**
Denver, CO 80202

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

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

Telephone: **(303) 749-9007**



 County Assessor

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

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

Parcel Number: 6524200050

Legal Description

TRACT IN N2NW4 SEC 24-15-66 AS FOLS, BEG ON ELY LN OF COLORADO SPRINGS-PUEBLO RD
355 FT SLY FROM ITS INTSEC WITH N LN OF SD NW4, TH NWLY ON ELY LN OF CO RD 355 FT
TO N LN OF SD NW4, E ON N LN OF SD NW4 737 FT, SELY ON A LN DRAWN TO PT 638 FT E ON
S LN OF N2 OF SD NW4 FROM ITS INTSEC WITH ELY LN OF CO RD 355 FT M/L TO INTSEC A
LN DRAWN E FROM POB + PARA WITH N LN OF SD NW4, TH W ON SD PARA LN 737 FT TO POB,
EX THAT PT CONV TO CITY OF FOUNTAIN FOR R/W BY REC 216083794