

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79153
Petitioner: GC CHEYENNE, 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.: 65064-10-052
Category: Abatement 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: \$22,500,000
(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 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: **79153**
Single County Schedule Number: **65064-10-052**

STIPULATION (As to Abatement/Refund For Tax Year 2018)

GC Cheyenne LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

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 BLK 1 CHEYENNE CROSSING FIL NO 1 COLO SPGS

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 2018:

Land:	\$804,989
Improvements:	<u>\$25,075,946</u>
Total:	\$25,880,935

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

Land:	\$804,989
Improvements:	<u>\$25,075,946</u>
Total:	\$25,880,935

Single Schedule No. (Abatement) 1

Docket 79153

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

Land:	\$804,989
Improvements:	<u>\$21,695,011</u>
Total:	\$22,500,000

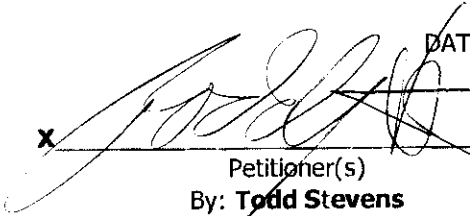
6. The valuation, as established above, shall be binding only with respect to tax year 2018.


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

Market data supports a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **January 20, 2021 at 8:30AM** be vacated; or, (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 28th day of September, 2020


Petitioner(s)
By: **Todd Stevens**



Steven Klaffky (Oct 5, 2020 11:58 MDT)
County Attorney for Respondent,
Board of Commissioners

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

Telephone: **303 347-1878**


09-30-2020
County Assessor

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

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

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