

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79459</b>
Petitioner: <b>HPT IHG 2 PROPERTIES TRUST</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 63274-01-020**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2020 actual value of the subject property.
3. The parties agreed that the 2020 actual value of the subject property should be reduced to:

**Total Value: \$2,360,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2020 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*  
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Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **79459**

Single County Schedule Number: **63274-01-020**

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STIPULATION (As to Tax Year **2020** Actual Value)

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**HPT IHG 2 PROPERTIES TRUST**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2020 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 RESIDENCE INN SUB COLO 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 2020:

Land:	\$1,159,628
Improvements:	<u>\$1,200,372</u>
Total:	\$2,360,000

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

Land:	\$1,159,628
Improvements:	<u>\$1,200,372</u>
Total:	\$2,360,000

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2020 actual value for the subject property:

Land:	\$1,159,628
Improvements:	<u>\$1,200,372</u>
Total:	\$2,360,000

6. The valuation, as established above, shall be binding only with respect to tax year 2020.

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

ADDITIONAL INFORMATION HAS BEEN PROVIDED BY THE PETITIONER RELATED TO THE PROPER ALLOCATION OF COMMERCIAL / RESIDENTIAL ASSESSMENT RATES. THERE IS NO CHANGE TO VALUE - ONLY A CHANGE IN THE ALLOCATION OF ASSESSMENT RATES DUE TO EXTENDED STAY OCCUPANCY OF THE MOTEL PROPERTY. 27.28% Residential | 72.72% Commercial

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **02/03/2021 at 8:30AM** be vacated; or,  (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 13th day of October, 2020

Michelle Tarbell  
Petitioner(s)  
By: Ryan LLC, c/o Michelle Tarbell

Steven Klaffky

Steven Klaffky (Oct 22, 2020 12:04 MDT)

County Attorney for Respondent,  
Board of Equalization

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Deputy County Assessor

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StipCnty.mst