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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203     | <b>Docket Number: 79489</b> |
| Petitioner:<br><b>CONTINENTAL PROPERTIES INC</b><br><br>v.<br>Respondent:<br><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.: 22022-04-013**  
**Category: Valuation/Protest Appeal      Property Type: Mixed Use**
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: \$493,341**  
(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 21st day of January 2021.

**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: **79489**  
Single County Schedule Number: **22022-04-013**

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

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**CONTINENTAL PROPERTIES INC**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter 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:

LENGTHY LEGAL - PROPERTY ADDRESS 1001 - 5<sup>TH</sup> ST. CALHAN CO

2. The subject property is classified as mixed use property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2020:

|               |                  |
|---------------|------------------|
| Land:         | \$184,358        |
| Improvements: | <u>\$457,690</u> |
| Total:        | \$642,048        |

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

|               |                  |
|---------------|------------------|
| Land:         | \$184,358        |
| Improvements: | <u>\$457,690</u> |
| Total:        | \$642,048        |

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:         | \$111,843        |
| Improvements: | <u>\$381,498</u> |
| Total:        | \$493,341        |

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:

Market data supports an adjustment to total value with a 70% residential - 30% commercial allocation on land and 97% residential 3% commercial on improvements.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 2, 2021 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 **Fourteenth** day of **January, 2021**



Petitioner(s)

By: **AVPros - Mills H. Ford**

Address: **3199 South Pearl St.**

**Englewood, CO 80113**

Telephone: **(303) 757-2570**



Steven Klaffky (Jan 20, 2021 15:39 MST)

County Attorney for Respondent

Board of Equalization

**200 S. Cascade Ave. Ste. 150**

**Colorado Springs, CO 80903-2208**

**(719) 520-6485**



El Paso County Assessor

**1675 W. Garden of the Gods Road, Suite 2300**

**Colorado Springs, CO 80907**

**(719)520-6600**

Docket Number: **79489**

StipCnty.mst

Single Schedule No. 22022-04-013