

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79494
Petitioner: ELK MEADOWS LLC 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.: 64223-01-163
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$225,120
(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 31st day of December 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: **79494**
Single County Schedule Number: **6422301163**

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

Elk Meadows, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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:

SEE ATTACHED 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 2020:

Land:	\$288,431
Improvements:	\$0
Total:	\$288,431

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

Land:	\$288,431
Improvements:	\$0
Total:	\$288,431

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:	\$225,120
Improvements:	\$0
Total:	\$225,120

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 indicated a lower value in addition to unforeseen development costs.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **2/4/21 at 8:30 am, trailing docket** be vacated; or, (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **21st** day of **December 2020**

x Mills H. Ford, Agent
Petitioner(s)
By: **AVPROS, LLC, attn: Mills H. Ford**
Address: **3199 S. Pearl St., Englewood, CO 80113**
Telephone: **303-757-2570**

Steven Klaffky
Steven Klaffky (Dec 30, 2020 16:11 MST)
County Attorney for Respondent
Board of Equalization
200 S. Cascade Ave. Ste. 150
Colorado Springs, CO 80903-2208
(719) 520-6485

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

Docket Number: **79494**
StipCnty.mst

Single Schedule No. 6422301163

El Paso County Admin
Legal Description Report

12/21/2020

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Parcel Number: 6422301163

Legal Description

A PT OF BLK 4 PIKES PEAK PARK SUB NO 6 DESC AS FOLS: COM AT WLY COR OF SD BLK, TH N
43<02'38" E ON NWLY LN 413.22 FT TO POB, CONT ON SD LN 16.51 FT TO A PT ON SWLY
R/W LN OF HWY 24, S 67<03'06" E 35.13 FT, S 53<02'42" E 152.86 FT, S 47<32'52" E
218.94 FT, S 51<44'51" E 164.38 FT, S 34<38'23" W 24.63 FT, S 59<16'07" E
130.00 FT, TO PT ON WLY R/W OF SHASTA DR, S 25<42'11" W 87.98 FT TO NLY COR OF
PARCEL DESC IN BK 6494-1199, WLY ON SD LN S 55<17'41" W 19.22 FT, S 25<38'19" W
72.99 FT, S 21<12'06" E 22.07 FT TO A PT ON WLY R/W OF SHASTA DR, S 25<42'11" W
7.91 FT TO A PT ON NELY R/W LN OF FOUNTAIN BLVD, N 64<19'14" W 47.70 FT ALG ARC
OF CUR TO R HAVING A RAD OF 548.00 FT A C/A OF 11<00'00" AN ARC DIST OF 105.21 FT,
N 53<19'14" W 170.77 FT ALG ARC OF CUR TO R HAVING A RAD OF 226.98 FT A C/A OF
22<30'00" AN ARC DIST OF 226.98 FT, N 30<49'14" W 52.86 FT ALG ARC OF CUR TO THE
R HAVING A RAD OF 178.00 FT A C/A OF 40<00'00" AN ARC DIST OF 124.27 FT, ALG ARC
OF CUR TO L HAVING A RAD OF 278.18 FT A C/A OF 20<52'42" AN ARC DIST OF 104.65 FT
TO POB