

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>LITCHFIELD INVESTMENT CO. LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Neil Oberfeld, Esq. Address: 633 17<sup>th</sup> Street, Suite 2200 Denver, CO 80202 Phone Number: (303) 292-5656 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38412</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved 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.: 63333-17-004**  
**Category: Valuation**                      **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 589,258.00
Improvements	<u>\$5,402,327.00</u>
Total	\$5,991,585.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 1<sup>st</sup> day of February, 2002.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

January 31, 2002

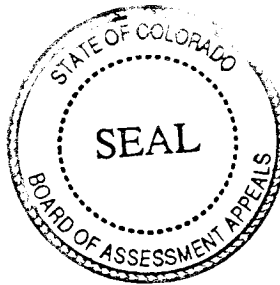
Karen E. Hart  
Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Mark R. Linné  
Mark R. Linné

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 38412



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38412**  
Single County Schedule Number: **63333-17-004**

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STIPULATION (As to Tax Year **2001** Actual Value)

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**Litchfield Investment Co. LLC**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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STATE OF COLORADO

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2001** 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 PIKES PEAK MANOR PLAT 10890**

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 **2001**:

Land:	<b>\$ 589,258.00</b>
Improvements:	<b>\$6,156,559.00</b>
Total:	<b>\$6,745,817.00</b>

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

Land:	<b>\$ 589,258.00</b>
Improvements:	<b>\$6,156,559.00</b>
Total:	<b>\$6,745,817.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2001** actual value for the subject property:

Land:	<b>\$ 589,258.00</b>
Improvements:	<b>\$5,402,327.00</b>
Total:	<b>\$5,991,585.00</b>

6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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

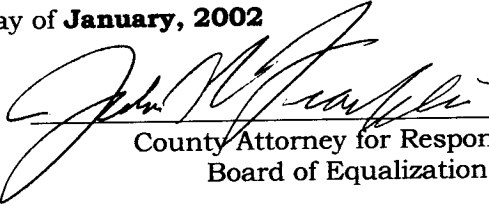
**Additional market sales were considered. Adjustments for differences in size were estimated as required.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 12, 2002 at 8:30 AM** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **24th** day of **January, 2002**

X

  
**Neil B. Oberfeld, Esq.**  
**Isaacson, Rosenbaum, Woods & Levy**


  
County Attorney for Respondent, 5727  
Board of Equalization

Address: **633 17th Street, Suite 2200**  
**Denver, CO 80202**

Address: **27 East Vermijo**  
**Colorado Springs, CO 80903**

Telephone: **(303) 292-5656**

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

  
County Assessor

Address: **27 East Vermijo**  
**Colorado Springs, CO 80903**

Telephone: **(719) 520-6605**

Docket Number: **38412**  
StipCnty.mst

Single Schedule No.