

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LITCHFIELD INVESTMENT CO. LLC,</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Neil Oberfeld, Esq. Address: 633 17th Street, Suite 2200 Denver, CO 80202 Phone Number: (303) 292-5656 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38413</p>
<p>ORDER ON STIPULATION</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.: 64322-01-008
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	\$ 432,224.00
Improvements	<u>\$7,199,170.00</u>
Total	\$7,631,394.00

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 1st day of February, 2002.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

January 31, 2002

Karen E Hart

Karen E. Hart

Mark R. Linné

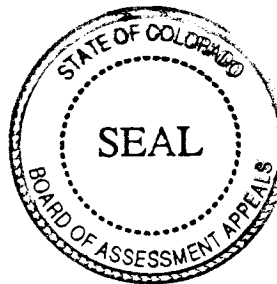
Mark R. Linné

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

Penny S. Bunnell

Penny S. Bunnell

Docket Number 38413



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38413**
Single County Schedule Number: **64322-01-008**

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

Litchfield Investment Co. LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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BOARD OF ASSESSMENT APPEALS

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 TENDERFOOT HILLS MEDICAL INVESTORS SUB. A REPLAT OF LOTS 1 & 2 CHEYENNE MOUNTAIN NURSING CENTER & CHEYENNE MOUNTAIN HIGHLANDS

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:	\$ 432,224.00
Improvements:	\$8,203,461.00
Total:	\$8,635,685.00

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

Land:	\$ 432,224.00
Improvements:	\$7,603,716.00
Total:	\$8,035,940.00

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:	\$ 432,224.00
Improvements:	\$7,199,170.00
Total:	\$7,631,394.00


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:

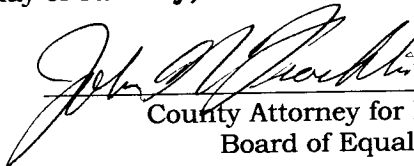
Additional market sales were considered and size adjustments were applied as required.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 12, 2002 at 1:00 M** 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 Oberfeld, Esq.
Isaacson, Rosenbaum, Woods & Levy



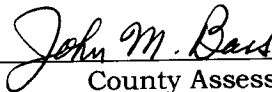
County Attorney for Respondent,
Board of Equalization

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County Assessor

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

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

Docket Number: **38413**
StipCnty.mst