	ASSESSMENT APPEALS,	
STATE OF C		
1313 Sherman S	•	
Denver, Colorad	0 80203	
Petitioner:		
FALCON PO	INTE APARTMENTS LLC	
v.		
Respondent:		
EL PASO CO	UNTY BOARD OF EQUALIZATION.	<b>A</b>
Attorney or Party	Without Attorney for the Petitioner:	Docket Number: 38950
Name:	Ronald S. Loser, Esq.	
Address:	1700 Lincoln St., #2222	
	Denver, CO 80203	
Phone Number:	(303) 866-9400	
E-mail:		
Attorney Registra	ation No.:	
	ORDER ON STIPULATIO	)N

**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.: 64281-10-001 and 64281-10-002

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:

## REFERENCE ATTACHED STIPULATION.

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	1/8/1/1
January 31, 2002	galen C Hall
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals  Decket Number 38950	Mark R. Linné  SEAL  SHADOG MORE SERVE

### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number(s): 38950

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

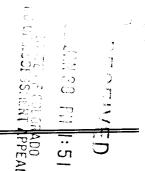
#### **Falcon Pointe Apartments LLC**

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.



Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter it's order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

- 1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
- 2. The subject properties are classified as **Residential** properties.
- 3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2001**.
- 4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
- 5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2001 actual values of the subject properties, as shown on Attachment C.
- 6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2001.

7. Brief narrative as to why the reductions were made:

Further review of actual apartment complex sales indicates a reduction to the total property value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 15, 2002** at **8:30 A.M.** 

be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. 

[] (check if appropriate.)

DATED this

day of

Ronald S. Loser, Esq

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Denver, CO 80203

Colorado

Colorado Springs, CO 80903

County Attorney for Respondent, 5-74

Board of Equalization

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Colorado Springs, CO 80903

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Docket Number: 38950

StipMlti.mst

### ATTACHMENT A

## ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 38950

Schedule	Land	Improvement	Total
Number	Value	Value	Actual Value
64281-10-001	\$774,656.00	\$14,519,052.00	\$15,293,708.00
64281-10-002	\$ 44,943.00	\$ 0.00	\$ 44,943.00

### ATTACHMENT B

### ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 38950

64281-10-001	\$774,656.00	\$14,519,052.00	\$15,293,708.00 \$ 44,943.00
Number	Value	Value	Actual Value
Schedule	Land	Improvement	Total

## ATTACHMENT C

# ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

#### DOCKET NUMBER(S): 38950

Schedule	Land	Improvement	Total
Number	Value	Value	Actual Value
64281-10-001	\$774,656.00	\$13,435,344.00	\$14,210,000.00
64281-10-002	\$ 44,943.00	\$ 0.00	\$ 44,943.00