

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>COTTONWOOD CREEK VILLAGE PARK LTD,</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: Dan Mayer Elite Property Services, Inc.</p> <p>Address: 5025 Boardwalk Drive #300 Colorado Springs, Colorado 80919</p> <p>Phone Number: 719-594-6440</p>	<p>Docket Number: 40577</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.: 63084-00-010

Category: Valuation

Property Type: Residential

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 261,360.00
Improvements	<u>748,200.00</u>
Total	\$1,009,560.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 23rd day of April, 2003.

This decision was put on the record

April 21, 2003

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40577**

Single County Schedule Number: **63084-00-010**

STIPULATION (As to Tax Year **2002** Actual Value)

Cottonwood Creek Village Park Ltd.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2002** valuation of the subject property, 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 property subject to this Stipulation is described as:

THAT PART OF E 790.0 FT OF N2S2SE4 SEC 8-13-66 AS FOLS, BEG AT A PT ON S LN OF N2S2SE4 THAT IS 2310.4 FT E FROM SW COR THEREOF, S 89°33' W ON SD S LN 460.4 FT TO SE COR OF YORKSHIRE ESTATES SUB NO 2, TH N ON E LN OF SD SUB 663.07 FT TO A PT ON N LN OF N2S2SE4, N 89°28' E ON SD N LN 196.8 FT, TH S 21°46' E 712.0 FT TO POB, EX EASEMENT AND R/W DES IN BK 2441-446

2. The subject property is classified as **Commercial** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2002**:

Land:	\$ 261,360.00
Improvements:	\$ 823,058.00
Total:	\$1,084,418.00

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

Land:	\$ 261,360.00
Improvements:	\$ 823,058.00
Total:	\$1,084,418.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2002** actual value for the subject property:

Land:	\$ 261,360.00
Improvements:	\$ 748,200.00
Total:	\$1,009,560.00

6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

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

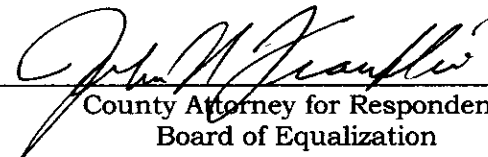
Based on actual Income and Expenses.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **May 21, 2003 at 3:00 P.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **31st** day of **March, 2003**

x 

Elite Property Services, Inc.
Dan Mayer, Agent for Petitioner



County Attorney for Respondent, 5747
Board of Equalization

Address: **5025 Boardwalk Drive, #300**
Colorado Springs, CO 80919

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

Telephone:

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



County Assessor

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

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

Docket Number: **40577**
StipCnty.mst

Single Schedule No.

2