

<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>GREENCREST APARTMENTS 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: Ronald S. Loser Address: 1700 Lincoln St #1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p><b>Docket Number: 40718</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.: 63271-20-005**

**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	\$ 389,318.00
Improvements	<u>\$2,170,031.00</u>
Total	\$2,559,349.00

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 23<sup>rd</sup> day of September, 2003.

This decision was put on the record

September 22, 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**

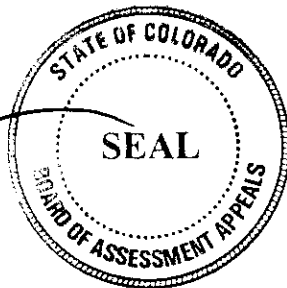
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Jackie J. Brown*  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **40718**  
Single County Schedule Number: **63271-20-005**

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

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**Greencrest Apartments LLC**

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:

**LOT 2 EX ELY 286.47 FT AS MEAS ON NLY LOT LN  
BLK 2 SHOPPERS WORLD SUB NO 1 COLO SPGS**

2. The subject property is classified as **Multi-Residential** property.

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

Land:	<b>\$ 389,318.00</b>
Improvements:	<b>\$2,347,680.00</b>
Total:	<b>\$2,736,998.00</b>

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

Land:	<b>\$ 389,318.00</b>
Improvements:	<b>\$2,347,680.00</b>
Total:	<b>\$2,736,998.00</b>

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:	<b>\$ 389,318.00</b>
Improvements:	<b>\$2,170,031.00</b>
Total:	<b>\$2,559,349.00</b>

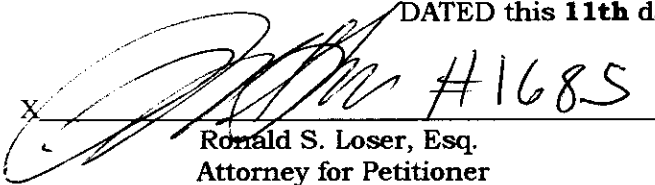
6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

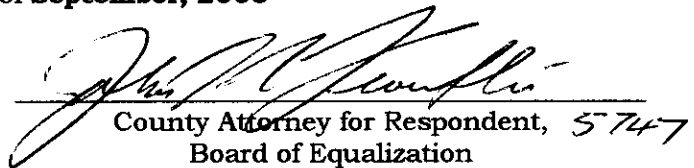
7. Brief narrative as to why the reduction was made:

**Review of Market data supports a reduction in value**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 15, 2003 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 11th day of **September, 2003**

 #1685  
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Ronald S. Loser, Esq.  
Attorney for Petitioner

  
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County Attorney for Respondent, 5747  
Board of Equalization

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County Assessor

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

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

Docket Number: **40718**  
StipCnty.mst