

<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>CLAUDIA J. GHENO,</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: Claudia J. Gheno Address: 1719 N Tejon Colorado Springs, CO 80907 Phone Number: 719-630-8942 Attorney Reg. No.:</p>	<p><b>Docket Number: 40771</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.: 64064-12-012**

**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

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

Land	\$52,200.00
Improvements	<u>\$185,100.00</u>
Total	\$238,000.00

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 29th day of January, 2003.

This decision was put on the record

January 29, 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: **40771**  
Single County Schedule Number: **64064-12-012**

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

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**Claudia J. Gheno**

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:

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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 **2002**:

Land:	<b>\$ 52,200.00</b>
Improvements:	<b>\$237,302.00</b>
Total:	<b>\$289,502.00</b>

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

Land:	<b>\$ 52,200.00</b>
Improvements:	<b>\$237,302.00</b>
Total:	<b>\$289,502.00</b>

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BOARD OF ASSESSMENT APPEALS

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>\$ 52,200.00</b>
Improvements:	<b>\$185,800.00</b>
Total:	<b>\$238,000.00</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:

**Physical inspection of the property on January 21, 2003 resulted in a reduction in value being warranted.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 12, 2003 at 1:00 P.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **21st** day of **January, 2003**

**x** Claudia Gheno  
Petitioner(s) or Attorney

John K. Franklin  
County Attorney for Respondent, 5747  
Board of Equalization

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

John M. Bass  
County Assessor

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

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

Docket Number: **40771**  
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Single Schedule No.