

<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>PATRICIA E PIRRELLO,</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: Patricia E Pirrello Address: 14155 Candlewood court Colorado Springs, CO 80921-3248 Phone Number: (719) 481-6666</p>	<p><b>Docket Number: 41344</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.: 62061-04-004**

**Category: Valuation**

**Property Type: Residential**

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 55,000.00
Improvements	<u>\$229,000.00</u>
Total	\$284,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 22<sup>nd</sup> day of January, 2004.

This decision was put on the record

January 21, 2004

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

**BOARD OF ASSESSMENT APPEALS**

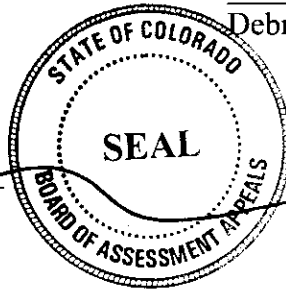
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Jackie J. Brown*  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **41344**  
Single County Schedule Number: **62061-04-004**

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STIPULATION (As to Tax Year **2003** Actual Value)

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**Patricia E. Pirrello & Edward T. Peteroy**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2003** 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 18 BLK 6 DONALA SUB NO 1**

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 **2003**:

Land:	<b>\$ 55,000.00</b>
Improvements:	<b>\$261,160.00</b>
Total:	<b>\$316,160.00</b>

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

Land:	<b>\$ 55,000.00</b>
Improvements:	<b>\$261,160.00</b>
Total:	<b>\$316,160.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2003** actual value for the subject property:

Land:	<b>\$ 55,000.00</b>
Improvements:	<b>\$229,000.00</b>
Total:	<b>\$284,000.00</b>

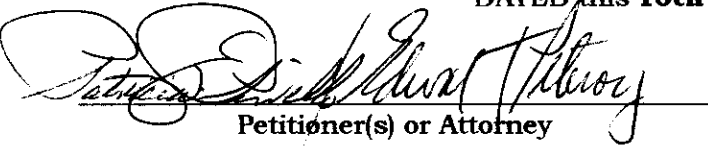
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

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

**Further review indicates an adjustment to total value is warranted.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 18, 2004 at 1:00 PM** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this 15th day of January, 2004

  
\_\_\_\_\_  
Petitioner(s) or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent, 5-747  
Board of Equalization

Address: **14155 Candlewood Court**  
**Colorado Springs, CO 80921-3248**

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

Telephone: **719-481-6666**

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

  
\_\_\_\_\_  
County Assessor

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

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

Docket Number: **41344**  
StipCnty.mst

Single Schedule No.