

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: ELAINE GIBBS, v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Elaine Gibbs Address: P.O. Box 9495 Colorado Springs, CO 80932 Phone Number: (719) 590-8810	Docket Number: 42280
ORDER ON STIPULATION	

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.: 74362-08-001

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	\$125,000.00
Improvements	<u>\$335,000.00</u>
Total	\$460,000.00

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 24th day of January, 2004.

This decision was put on the record

January 22, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

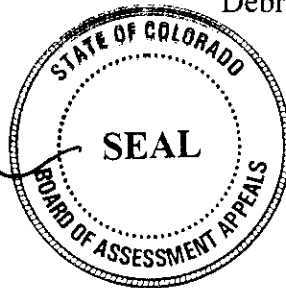
Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **42280**
Single County Schedule Number: **74362-08-001**

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

Elaine Gibbs

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 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:

**PART OF BLK 20 BROADMOOR AS FOLS, BEG AT NE COR OF SD BLK, TH S
102 FT, W 140 FT, N 20 FT, TH NELY TO POB**

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:	\$125,000.00
Improvements:	\$431,690.00
Total:	\$556,690.00

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

Land:	\$125,000.00
Improvements:	\$431,690.00
Total:	\$556,690.00

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:	\$125,000.00
Improvements:	\$335,000.00
Total:	\$460,000.00

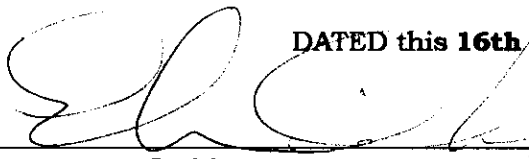
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

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

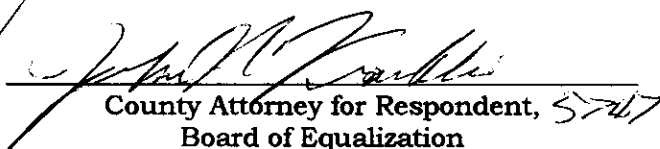
Further review of the subject property indicates that a reduction in the total value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 19, 2004 at 8:30 AM** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **16th** day of **January, 2004**

X 

Petitioner



County Attorney for Respondent, 5747
Board of Equalization

Address: **PO Box 9495**
Colorado Springs, CO 80932

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

Telephone: **719-590-8810**

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



County Assessor

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

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

Docket Number: **42280**
StipCnty.mst