

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42332
Petitioner: 3971 E BIJOU ASSOCIATES, v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
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.: 64142-05-014

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:

Total Value: \$4,065,600

(Reference Attached Stipulation)
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 AND MAILED this 21st day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 20, 2005

Karen E Hart

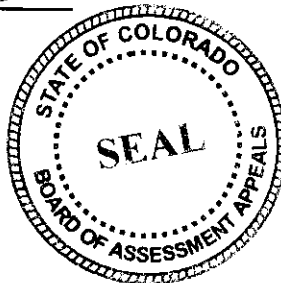
Karen E. Hart

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

Keela Steele
Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **42332**
Single County Schedule Number: **64142-05-014**

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

3971 E Bijou Associates

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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 2 BLK 1 COTTONWOOD PARK APARTMENTS COLO SPGS

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2003**:

Land:	\$ 258,746.00
Improvements:	\$4,654,056.00
Total:	\$4,912,802.00

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

Land:	\$ 258,746.00
Improvements:	\$4,654,056.00
Total:	\$4,912,802.00

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:	\$ 258,746.00
Improvements:	\$3,806,854.00
Total:	\$4,065,600.00


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:

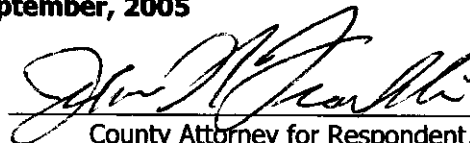
Additional information was provided at the 2004 CBOE hearing, that supported a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 3, 2005 at 8:30 A.M.** be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **6th** day of **September, 2005**

X  #1685

Petitioner(s)
By: **Ronald S. Loser, Esq.**
Robinson Waters & O'Dorisio
Agent for Petitioner



County Attorney for Respondent, 5747
Board of Equalization

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Colorado Springs, CO 80903

Telephone:

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County Assessor

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

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

Docket Number: **42332**
StipCnty.mst

Single Schedule No.