

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 45138</p>
<p>Petitioner: CNL RETIREMENT ST 1 COLORADO LP,</p> <p>v.</p> <p>Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.</p>	
<p>ORDER ON STIPULATION</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.: 74144-01-126

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$9,984,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 4th day of August 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 3, 2007

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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **45138**
Single County Schedule Number: **74144-01-126**

STIPULATION (As to Tax Year **2005** Actual Value)

CNL Retirement ST1 Colorado, LP

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2005** 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 VICTORIA PARK FIL NO 2 COLO SPGS

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2005**:

Land:	\$ 675,091.00
Improvements:	\$14,685,006.00
Total:	\$15,360,097.00

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

Land:	\$ 675,091.00
Improvements:	\$14,685,006.00
Total:	\$15,360,097.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2005** actual value for the subject property:

Land:	\$ 675,091.00
Improvements:	\$9,308,909.00
Total:	\$9,984,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2005**.

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

Additional information was supplied, supporting a reduction in the 2005 value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 20, 2007** 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 **11th** day of **July, 2007**

x Gregory A. Damico, AGENT
Petitioner(s)
By: **Tax Advisors, PLLC**
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Board of Equalization **5747**

Address: **27 East Vermijo**
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[Signature]
County Assessor

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

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

Docket Number: **45138**
StipCnty.mst

Single Schedule No.