

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 26th day of July 2007.

BOARD OF ASSESSMENT APPEALS

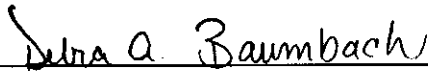
This decision was put on record

July 25, 2007

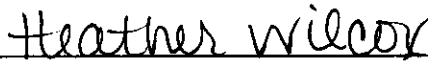


Karen E. Hart

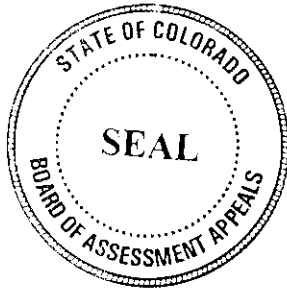
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **45504**
Single County Schedule Number: **64142-05-014**

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

3971 E. Bijou Associates

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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EL PASO COUNTY BOARD OF EQUALIZATION
MAY 10 2005

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 BLK 1 COTTONWOOD PARK APARTMENTS

2. The subject property is classified as **2005** property.

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

Land:	\$ 293,245.00
Improvements:	\$3,772,355.00
Total:	\$4,065,600.00

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

Land:	\$ 293,245.00
Improvements:	\$3,772,355.00
Total:	\$4,065,600.00

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:	\$ 293,245.00
Improvements:	\$3,506,755.00
Total:	\$3,800,000.00

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:

After further review and additional information received, a reduction in the total actual value for 2005 is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 21, 2007 at 1:00 PM** be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **27th** day of **June, 2007**

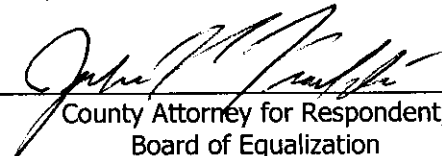
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Petitioner(s)

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Board of Equalization

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Colorado Springs, CO 80903

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County Assessor

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

Docket Number: **45504**
StipCnty.mst