

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48558
Petitioner: FIT NBA SKYLINE LLC, 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.: 74151-16-042+83

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$43,000,542
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 15th day of January 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 14, 2009

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

Toni Rigiroszi

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **48558**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

FIT NBA Skyline, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2007** valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as **Vacant Land and Residential** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2007**.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year **2007** actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year **2007**.

Multiple Schedule No(s)

2008 JUN 10 11:12:24

7. Brief narrative as to why the reductions were made:
Further review of these properties, as well as information submitted by the Petitioner's agent indicates that a lower value is warranted for tax year 2007.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on
January 14, 2009 at 8:30 AM
be vacated; or, (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 16th day of December, 2008.

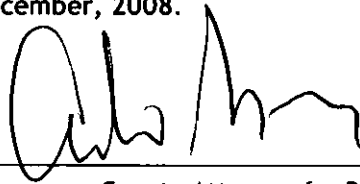
X 

Petitioner(s)

By: Flanagan / Bilton
Spero N. Kopitas

Address: 200 East Randolph Drive, #6900
Chicago, IL 60601

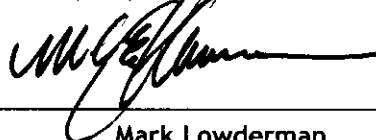
Telephone:



County Attorney for Respondent,
Board of Equalization

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (719) 520-6485



Mark Lowderman
El Paso County Assessor

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (719) 520-6600

Docket Number: 48558
StipMlti.mst
Multiple Schedule No(s)

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
LAND PARCELS:			
7415403002	250	0	250
7415408015	112	0	112
7415405026	500	0	500
7415406031	900	0	900
7415408016	900	0	900
7415116043	4500	0	4500
7415403003	2250	0	2250
7415116042	4500	0	4500
7415403006	28000	0	28000
7415406015	28000	0	28000
7415121006	28000	0	28000
7415405018	28000	0	28000
7415405008	28000	0	28000
7415404006	28000	0	28000

IMPROVED PARCELS:			
7415406024	28000	129954	157954
7415406030	28000	130686	158686
7415402001	28000	155677	183677
7415404001	28000	161862	189862
7415404008	28000	159318	187318
7415404009	28000	162928	190928
7415404010	28000	160525	188525
7415404011	28000	160525	188525
7415404012	28000	162928	190928
7415404013	28000	163378	191378
7415405001	28000	162937	190937
7415405002	28000	162990	190990
7415405003	28000	162756	190756
7415405012	28000	161826	189826
7415405020	28000	161862	189862
7415405024	28000	163656	191656
7415405025	28000	163378	191378
7415406003	28000	165837	193837
7415406014	28000	160545	188545
7415406016	28000	160945	188945
7415406018	28000	164227	192227
7415406019	28000	159756	187756
7415406020	28000	156579	184579

ATTACHMENT A (Continued)

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
7415406021	28000	156492	184492
7415406022	28000	156492	184492
7415406023	28000	161085	189085
7415408001	28000	156036	184036
7415408002	28000	151617	179617
7415408005	28000	162442	190442
7415408006	28000	162442	190442
7415408007	28000	162442	190442
7415408008	28000	162442	190442
7415121008	28000	175440	203440
7415404003	28000	177801	205801
7415404005	28000	177801	205801
7415404007	28000	180636	208636
7415405004	28000	179214	207214
7415405006	28000	179184	207184
7415405010	28000	179236	207236
7415405014	28000	179337	207337
7415405016	28000	179337	207337
7415405017	28000	180510	208510
7415405022	28000	179337	207337
7415405023	28000	179565	207565
7415406004	28000	179842	207842
7415406006	28000	180921	208921
7415406008	28000	180921	208921
7415406012	28000	177373	205373
7415408003	28000	178621	206621
7415406025	28000	212610	240610
7415406026	28000	212610	240610
7415406027	28000	212610	240610
7415406028	28000	212610	240610
7415405013	28000	219287	247287
7415406017	28000	218715	246715
7415404002	28000	226819	254819
7415404004	28000	226819	254819
7415405005	28000	226845	254845
7415405007	28000	226794	254794
7415405009	28000	226704	254704
7415405011	28000	226743	254743
7415405015	28000	229577	257577

ATTACHMENT A (Continued)

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
7415405019	28000	232545	260545
7415405021	28000	229159	257159
7415406005	28000	224206	252206
7415406007	28000	224206	252206
7415406009	28000	224206	252206
7415406011	28000	223959	251959
7415406013	28000	223959	251959
7415407009	1450851	39606362	41057213

TOTAL

\$55,763,749

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
LAND PARCELS:			
7415403002	250	0	250
7415408015	112	0	112
7415405026	500	0	500
7415406031	900	0	900
7415408016	900	0	900
7415116043	4500	0	4500
7415403003	2250	0	2250
7415116042	4500	0	4500
7415403006	28000	0	28000
7415406015	28000	0	28000
7415121006	28000	0	28000
7415405018	28000	0	28000
7415405008	28000	0	28000
7415404006	28000	0	28000

IMPROVED PARCELS:			
7415406024	28000	129954	157954
7415406030	28000	130686	158686
7415402001	28000	155677	183677
7415404001	28000	161862	189862
7415404008	28000	159318	187318
7415404009	28000	162928	190928
7415404010	28000	160525	188525
7415404011	28000	160525	188525
7415404012	28000	162928	190928
7415404013	28000	163378	191378
7415405001	28000	162937	190937
7415405002	28000	162990	190990
7415405003	28000	162756	190756
7415405012	28000	161826	189826
7415405020	28000	161862	189862
7415405024	28000	163656	191656
7415405025	28000	163378	191378
7415406003	28000	165837	193837
7415406014	28000	160545	188545
7415406016	28000	160945	188945
7415406018	28000	164227	192227
7415406019	28000	159756	187756
7415406020	28000	156579	184579

ATTACHMENT B (Continued)

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
7415406021	28000	156492	184492
7415406022	28000	156492	184492
7415406023	28000	161085	189085
7415408001	28000	156036	184036
7415408002	28000	151617	179617
7415408005	28000	162442	190442
7415408006	28000	162442	190442
7415408007	28000	162442	190442
7415408008	28000	162442	190442
7415121008	28000	175440	203440
7415404003	28000	177801	205801
7415404005	28000	177801	205801
7415404007	28000	180636	208636
7415405004	28000	179214	207214
7415405006	28000	179184	207184
7415405010	28000	179236	207236
7415405014	28000	179337	207337
7415405016	28000	179337	207337
7415405017	28000	180510	208510
7415405022	28000	179337	207337
7415405023	28000	179565	207565
7415406004	28000	179842	207842
7415406006	28000	180921	208921
7415406008	28000	180921	208921
7415406012	28000	177373	205373
7415408003	28000	178621	206621
7415406025	28000	212610	240610
7415406026	28000	212610	240610
7415406027	28000	212610	240610
7415406028	28000	212610	240610
7415405013	28000	219287	247287
7415406017	28000	218715	246715
7415404002	28000	226819	254819
7415404004	28000	226819	254819
7415405005	28000	226845	254845
7415405007	28000	226794	254794
7415405009	28000	226704	254704
7415405011	28000	226743	254743
7415405015	28000	229577	257577

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
7415405019	28000	232545	260545
7415405021	28000	229159	257159
7415406005	28000	224206	252206
7415406007	28000	224206	252206
7415406009	28000	224206	252206
7415406011	28000	223959	251959
7415406013	28000	223959	251959
7415407009	1450851	39606362	41057213

TOTAL \$55,763,749

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
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LAND PARCELS:			
7415403002	100	0	100
7415408015	100	0	100
7415405026	250	0	250
7415406031	500	0	500
7415408016	500	0	500
7415116043	1000	0	1000
7415403003	1500	0	1500
7415116042	3000	0	3000
7415403006	5698	0	5698
7415406015	10252	0	10252
7415121006	10442	0	10442
7415405018	10706	0	10706
7415405008	12242	0	12242
7415404006	13260	0	13260

IMPROVED PARCELS:			
7415406024	28000	43424	71424
7415406030	28000	43424	71424
7415402001	28000	67040	95040
7415404001	28000	67040	95040
7415404008	28000	67040	95040
7415404009	28000	67040	95040
7415404010	28000	67040	95040
7415404011	28000	67040	95040
7415404012	28000	67040	95040
7415404013	28000	67040	95040
7415405001	28000	67040	95040
7415405002	28000	67040	95040
7415405003	28000	67040	95040
7415405012	28000	67040	95040
7415405020	28000	67040	95040
7415405024	28000	67040	95040
7415405025	28000	67040	95040
7415406003	28000	67040	95040
7415406014	28000	67040	95040
7415406016	28000	67040	95040
7415406018	28000	67040	95040
7415406019	28000	67040	95040
7415406020	28000	67040	95040

ATTACHMENT C (Continued)

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
7415406021	28000	67040	95040
7415406022	28000	67040	95040
7415406023	28000	67040	95040
7415408001	28000	67040	95040
7415408002	28000	67040	95040
7415408005	28000	67040	95040
7415408006	28000	67040	95040
7415408007	28000	67040	95040
7415408008	28000	67040	95040
7415121008	28000	79280	107280
7415404003	28000	80864	108864
7415404005	28000	80864	108864
7415404007	28000	80864	108864
7415405004	28000	80864	108864
7415405006	28000	80864	108864
7415405010	28000	80864	108864
7415405014	28000	80864	108864
7415405016	28000	80864	108864
7415405017	28000	80864	108864
7415405022	28000	80864	108864
7415405023	28000	80864	108864
7415406004	28000	80864	108864
7415406006	28000	80864	108864
7415406008	28000	80864	108864
7415406012	28000	80864	108864
7415408003	28000	80864	108864
7415406025	28000	100448	128448
7415406026	28000	100448	128448
7415406027	28000	100448	128448
7415406028	28000	100448	128448
7415405013	28000	109088	137088
7415406017	28000	109088	137088
7415404002	28000	114848	142848
7415404004	28000	114848	142848
7415405005	28000	114848	142848
7415405007	28000	114848	142848
7415405009	28000	114848	142848
7415405011	28000	114848	142848
7415405015	28000	114848	142848

ATTACHMENT C (Continued)

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 48558

Schedule Number	Land Value	Improvement Value	Total Actual Value
7415405019	28000	114848	142848
7415405021	28000	114848	142848
7415406005	28000	114848	142848
7415406007	28000	114848	142848
7415406009	28000	114848	142848
7415406011	28000	114848	142848
7415406013	28000	114848	142848
7415407009	1450851	33849149	35300000

TOTAL \$43,000,542