

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51236
Petitioner: WINDTREE APARTMENTS 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.: 63164-01-032

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$16,500,000

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

ORDER:

Respondent is ordered to reduce the 2008 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 1st day of May 2009.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

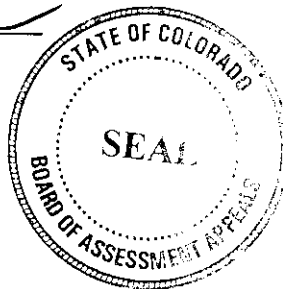
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Marian Brennan

Marian Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **51236**
Single County Schedule Number: **63164-01-032**

STIPULATION (As to Tax Year **2008** Actual Value)

Windtree Apartments, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2008** 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 1 BLOCK 1 REPLAT OF LOTS 1, 2, & 3, BLOCK 1 VISTA GRANDE TERRACE FIL NO 21
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 **2008**:

Land:	\$ 1,489,359.00
Improvements:	\$16,911,550.00
Total:	\$18,400,909.00

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

Land:	\$ 1,489,359.00
Improvements:	\$16,911,550.00
Total:	\$18,400,909.00

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2008** actual value for the subject property:

Land:	\$ 1,489,359.00
Improvements:	\$15,010,641.00
Total:	\$16,500,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2008**.

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

Market data supports a reduction

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **May 27, 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 **23rd** day of **April, 2009**

x M. Van Donselaar
Petitioner(s)
By: **Duff & Phelps, LLC**
Michael Van Donselaar

[Signature]
County Attorney for Respondent,
Board of Equalization

Address: **950 17th Street, Suite 2000**
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Address: **27 East Vermijo**
Colorado Springs, CO 80903

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

[Signature]
County Assessor

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

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

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