

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51718</b>
Petitioner: <b>ESCALANTE GOLF - PINE CREEK LP,</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 62000-00-460+3**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$1,550,000**

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

**ORDER:**

Respondent is ordered to reduce the 2009 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 23rd day of February 2010.



**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.

*Melissa Nord*

Melissa Nord

*Debra A Baumbach*

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): **51718**

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

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**Escalante Golf - Pine Creek**

Petitioner(s),

vs.

**EL PASO** COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2009** valuations of the subject properties, 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 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 **2009** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2009**.
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 **2009** 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 **2009**.

Multiple Schedule No(s)

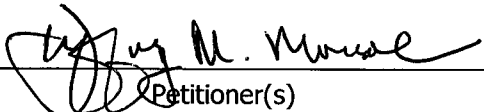
7. Brief narrative as to why the reductions were made:

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**Adjustment is based on additional income information received from the petitioner.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **March 18, 2010 at 8:30 AM** be vacated; or,  (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

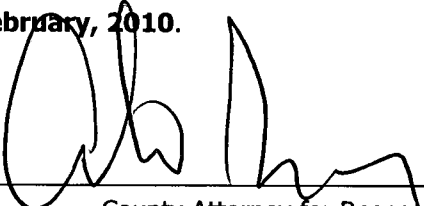
DATED this **11th** day of **February, 2010.**

x   
\_\_\_\_\_  
Petitioner(s)

By: **Tax Profile Services Inc**  
**Jeffrey M Monroe**

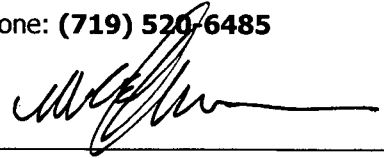
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Telephone:

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

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**Colorado Springs, CO 80903**

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

  
\_\_\_\_\_  
County Assessor

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

Telephone: **(719) 520-6600**

Docket Number: **51718**  
StipMlti.mst

Multiple Schedule No(s)

**ATTACHMENT A**  
**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 51718**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>62000-00-460</b>	<b>\$980,448.00</b>	<b>\$359,770.00</b>	<b>\$1,340,218.00</b>
<b>62273-01-041</b>	<b>\$ 23,261.00</b>	<b>\$255,777.00</b>	<b>\$ 279,038.00</b>
<b>62284-01-002</b>	<b>\$ 25,570.00</b>	<b>\$352,648.00</b>	<b>\$ 378,218.00</b>
<b>62284-01-032</b>	<b>\$ 202.00</b>	<b>\$ 0.00</b>	<b>\$ 202.00</b>

Stip.AtA  
Multiple Schedule No(s)

**ATTACHMENT B**

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

**DOCKET NUMBER(S): 51718**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>62000-00-460</b>	<b>\$980,448.00</b>	<b>\$359,770.00</b>	<b>\$1,340,218.00</b>
<b>62273-01-041</b>	<b>\$ 23,261.00</b>	<b>\$255,777.00</b>	<b>\$ 279,038.00</b>
<b>62284-01-002</b>	<b>\$ 25,570.00</b>	<b>\$352,648.00</b>	<b>\$ 378,218.00</b>
<b>62284-01-032</b>	<b>\$ 202.00</b>	<b>\$ 0.00</b>	<b>\$ 202.00</b>

Stip.AtB  
Multiple Schedule No(s)

**ATTACHMENT C**  
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

**DOCKET NUMBER(S): 51718**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>62000-00-460</b>	<b>\$980,448.00</b>	<b>\$135,932.00</b>	<b>\$1,116,380.00</b>
<b>62273-01-041</b>	<b>\$ 23,261.00</b>	<b>\$143,858.00</b>	<b>\$ 167,119.00</b>
<b>62284-01-002</b>	<b>\$ 25,570.00</b>	<b>\$240,729.00</b>	<b>\$ 266,299.00</b>
<b>62284-01-032</b>	<b>\$ 202.00</b>	<b>\$ 0.00</b>	<b>\$ 202.00</b>

Stip AtC  
Multiple Schedule No(s)