

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52052
Petitioner: DOUGLAS M. & LEAH L. LANDOLFI , 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.: 73274-05-001

Category: Valuation Property Type: Residential

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: \$600,000
(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 6th day of January 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**

Docket Number: **52052**
Single County Schedule Number: **73274-05-001**

STIPULATION (As to Tax Year **2009** Actual Value)

Douglas M & Leah L Landolfi

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2009** 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 10 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FIL NO 1

2. The subject property is classified as **Vacant Land** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2009**:

Land:	\$643,500.00
Improvements:	\$0.00
Total:	\$643,500.00

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

Land:	\$643,500.00
Improvements:	\$0.00
Total:	\$643,500.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2009** actual value for the subject property:

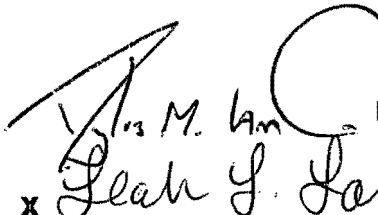
Land:	\$600,000.00
Improvements:	\$0.00
Total:	\$600,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2009**.


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

More weight was given to a lower comparable that was nearer the appraisal date.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 21, 2009 at 8:30 A.M.** be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.


x Leah J. Landolfi
Douglas M & Leah L Landolfi, Petitioner(s)

DATED this **24th** day of **November, 2009**



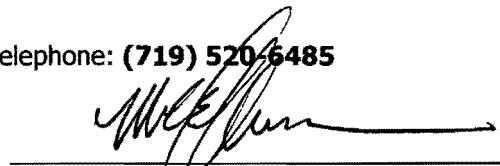
County Attorney for Respondent,
Board of Equalization

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County Assessor

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

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

Docket Number: **52052**
StipCnty.mst