

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52721
Petitioner: BP-155 COLLEGE FUND LLC ET AL, 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.: 64091-24-038

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: \$1,165,500

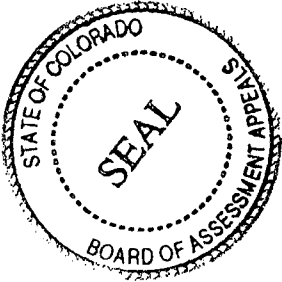
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

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 22nd 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: **52721**
Single County Schedule Number: **64091-24-038**

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

**Ramona L O'Neil LLC
Donna L Peck LLC
BP155-College Fund LLC**

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

STATE OF COLORADO
COUNTY OF EL PASO
2010 JAN 19 PM 3:15

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 1, THAT PART OF LOT 2 DES AS FOLS, COM AT NW COR OF SD LOT, TH S 00°28'46" W ALG W LN THEREOF 108.37 FT FOR POB, S 89°13'14" E 4.42 FT, S 00°28'46" W 42.76 FT, N 89°31'14" W 4.42 FT TO INTSEC AFMD W LOT LN, TH N 00°28'46" E ALG SD W LN 42.76 FT TO POB MASON SUB

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

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

Land:	\$ 175,676.00
Improvements:	\$1,208,124.00
Total:	\$1,383,800.00

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

Land:	\$ 175,676.00
Improvements:	\$1,208,124.00
Total:	\$1,383,800.00

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:	\$ 175,676.00
Improvements:	\$ 989,824.00
Total:	\$ 1,165,500.00

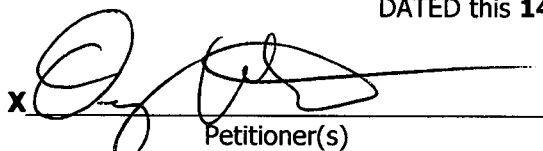
6. The valuation, as established above, shall be binding only with respect to tax year **2009**.

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

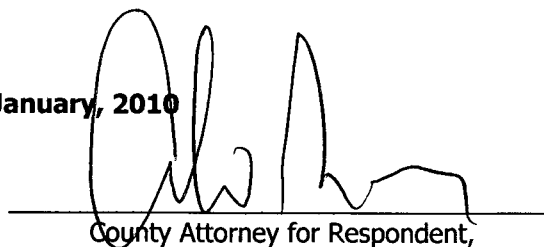
Comparable sales indicate an adjustment is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 3, 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 **14th** day of **January, 2010**

x 

Petitioner(s)
By: **Doug L Carter, Agent for petitioner**



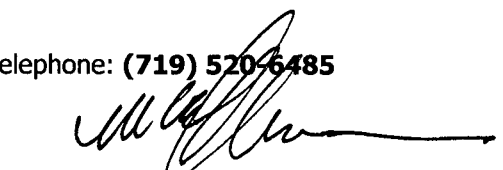
County Attorney for Respondent,
Board of Equalization

Address: **104 S Cascade Ave #212**
Colorado Springs, CO 80903

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

Telephone:

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



County Assessor

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

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

Docket Number: **52721**
StipCnty.mst

2010 JAN 19 PM 3:15