

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53907
Petitioner: GS RETREAT 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.: 74261-01-030

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: \$25,392,000
 (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 12th day of April 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.

Debra A. Baumbach

Debra A. Baumbach

Melissa Nord

Melissa Nord

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **53907**
Single County Schedule Number: **74261-01-030**

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

GS Retreat LLC

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 1 JEFFERSON AT CHEYENNE MOUNTAIN

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:	\$ 3,044,364.00
Improvements:	\$24,196,837.00
Total:	\$27,241,201.00

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

Land:	\$ 3,044,364.00
Improvements:	\$24,196,837.00
Total:	\$27,241,201.00

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:	\$ 3,044,364.00
Improvements:	\$22,347,636.00
Total:	\$25,392,000.00

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:

Market data supports an adjustment

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **April 26, 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 **31st** day of **March, 2010**

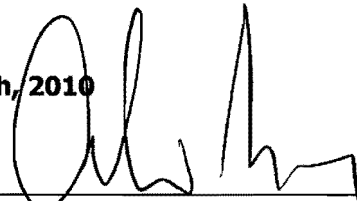
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Petitioner(s)
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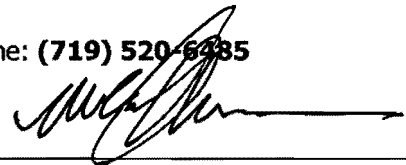
Docket Number: **53906**
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County Assessor

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