

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56511
Petitioner: CHEYENNE CREEK 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.: 64302-16-108+41

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$6,698,000

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

ORDER:

Respondent is ordered to reduce the 2010 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 27th day of January 2011.

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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number(s): **56511**
Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

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Cheyenne Creek 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 **2010** 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 **Residential** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2010**.
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 **2010** 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 **2010**.

Multiple Schedule No(s)

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

Market indicates a lower value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 10, 2011 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 **19th** day of **January, 2011**.

x Michael Van Donselaar

Petitioner(s)

By: **Duff & Phelps LLC**

Michael Van Donselaar, agent for petitioner

Address: **950 17th Street Suite 2000
Denver, CO 80202**

Telephone:

[Signature]

County Attorney for Respondent,
Board of Equalization

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

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

[Signature]

County Assessor

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

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

Docket Number: **56511**

StipMlti.mst

Multiple Schedule No(s)

ATTACHMENT A -- DOCKET NUMBER: 56511

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Schedule Number	Land Value	Improvement Value	Total Actual Value
64302-16-108	\$ 6,430.00	\$ 72,841.00	\$ 79,271.00
64302-16-110	6,430.00	72,841.00	79,271.00
64302-16-111	6,430.00	84,812.00	91,242.00
64302-16-116	6,430.00	84,812.00	91,242.00
64302-16-117	6,430.00	72,841.00	79,271.00
64302-16-118	6,430.00	72,841.00	79,271.00
64302-16-119	6,430.00	72,841.00	79,271.00
64302-16-120	6,430.00	72,841.00	79,271.00
64302-16-121	6,430.00	84,812.00	91,242.00
64302-16-122	6,430.00	84,812.00	91,242.00
64302-16-123	6,430.00	84,812.00	91,242.00
64302-16-126	6,430.00	84,812.00	91,242.00
64302-16-128	6,430.00	84,812.00	91,242.00
64302-16-129	6,430.00	84,812.00	91,242.00
64302-16-131	6,430.00	84,812.00	91,242.00
64302-16-132	6,430.00	84,812.00	91,242.00
64302-16-134	6,430.00	84,812.00	91,242.00
64302-16-136	6,430.00	84,812.00	91,242.00
64302-16-138	6,430.00	84,812.00	91,242.00
64302-16-139	6,430.00	84,812.00	91,242.00
64302-16-141	6,430.00	84,812.00	91,242.00
64302-16-144	6,430.00	84,812.00	91,242.00
64302-16-145	6,430.00	84,812.00	91,242.00
64302-16-146	6,430.00	84,812.00	91,242.00
64302-16-147	6,430.00	84,812.00	91,242.00
64302-16-148	6,430.00	84,812.00	91,242.00
64302-16-150	6,430.00	84,812.00	91,242.00
64302-16-151	6,430.00	84,812.00	91,242.00
64302-16-153	6,430.00	84,812.00	91,242.00
64302-16-155	6,430.00	84,812.00	91,242.00
64302-16-156	6,430.00	72,841.00	79,271.00
64302-16-157	6,430.00	72,841.00	79,271.00
64302-16-158	6,430.00	72,841.00	79,271.00
64302-16-159	6,430.00	72,841.00	79,271.00
64302-16-160	6,430.00	72,841.00	79,271.00
64302-16-161	6,430.00	72,841.00	79,271.00
64302-16-162	6,430.00	72,841.00	79,271.00
64302-16-164	6,430.00	84,812.00	91,242.00
64302-16-165	6,430.00	84,812.00	91,242.00
64302-16-167	6,430.00	72,841.00	79,271.00
64302-16-168	6,430.00	72,841.00	79,271.00
64302-16-169	\$85,420.00	\$3,659,601.00	\$3,745,021.00
TOTALS:	\$349,050.00	\$6,957,328.00	\$7,306,378.00

ATTACHMENT B – Docket #56511

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

Schedule Number	Land Value	Improvement Value	Total Actual Value
64302-16-108	\$ 6,430.00	\$ 72,841.00	\$ 79,271.00
64302-16-110	6,430.00	72,841.00	79,271.00
64302-16-111	6,430.00	84,812.00	91,242.00
64302-16-116	6,430.00	84,812.00	91,242.00
64302-16-117	6,430.00	72,841.00	79,271.00
64302-16-118	6,430.00	72,841.00	79,271.00
64302-16-119	6,430.00	72,841.00	79,271.00
64302-16-120	6,430.00	72,841.00	79,271.00
64302-16-121	6,430.00	84,812.00	91,242.00
64302-16-122	6,430.00	84,812.00	91,242.00
64302-16-123	6,430.00	84,812.00	91,242.00
64302-16-126	6,430.00	84,812.00	91,242.00
64302-16-128	6,430.00	84,812.00	91,242.00
64302-16-129	6,430.00	84,812.00	91,242.00
64302-16-131	6,430.00	84,812.00	91,242.00
64302-16-132	6,430.00	84,812.00	91,242.00
64302-16-134	6,430.00	84,812.00	91,242.00
64302-16-136	6,430.00	84,812.00	91,242.00
64302-16-138	6,430.00	84,812.00	91,242.00
64302-16-139	6,430.00	84,812.00	91,242.00
64302-16-141	6,430.00	84,812.00	91,242.00
64302-16-144	6,430.00	84,812.00	91,242.00
64302-16-145	6,430.00	84,812.00	91,242.00
64302-16-146	6,430.00	84,812.00	91,242.00
64302-16-147	6,430.00	84,812.00	91,242.00
64302-16-148	6,430.00	84,812.00	91,242.00
64302-16-150	6,430.00	84,812.00	91,242.00
64302-16-151	6,430.00	84,812.00	91,242.00
64302-16-153	6,430.00	84,812.00	91,242.00
64302-16-155	6,430.00	84,812.00	91,242.00
64302-16-156	6,430.00	72,841.00	79,271.00
64302-16-157	6,430.00	72,841.00	79,271.00
64302-16-158	6,430.00	72,841.00	79,271.00
64302-16-159	6,430.00	72,841.00	79,271.00
64302-16-160	6,430.00	72,841.00	79,271.00
64302-16-161	6,430.00	72,841.00	79,271.00
64302-16-162	6,430.00	72,841.00	79,271.00
64302-16-164	6,430.00	84,812.00	91,242.00
64302-16-165	6,430.00	84,812.00	91,242.00
64302-16-167	6,430.00	72,841.00	79,271.00
64302-16-168	6,430.00	72,841.00	79,271.00
64302-16-169	\$85,420.00	\$3,659,601.00	\$3,745,021.00
TOTALS:	\$349,050.00	\$6,957,328.00	\$7,306,378.00

**ATTACHMENT C – Docket #56511
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Schedule Number	Land Value	Improvement Value	Total Actual Value
64302-16-108	\$ 6,430.00	\$ 67,841.00	\$ 74,271.00
64302-16-110	6,430.00	67,841.00	74,271.00
64302-16-111	6,430.00	79,812.00	86,242.00
64302-16-116	6,430.00	79,812.00	86,242.00
64302-16-117	6,430.00	67,841.00	74,271.00
64302-16-118	6,430.00	67,841.00	74,271.00
64302-16-119	6,430.00	67,841.00	74,271.00
64302-16-120	6,430.00	67,841.00	74,271.00
64302-16-121	6,430.00	79,812.00	86,242.00
64302-16-122	6,430.00	79,812.00	86,242.00
64302-16-123	6,430.00	79,812.00	86,242.00
64302-16-126	6,430.00	79,812.00	86,242.00
64302-16-128	6,430.00	79,812.00	86,242.00
64302-16-129	6,430.00	79,812.00	86,242.00
64302-16-131	6,430.00	79,812.00	86,242.00
64302-16-132	6,430.00	79,812.00	86,242.00
64302-16-134	6,430.00	79,812.00	86,242.00
64302-16-136	6,430.00	79,812.00	86,242.00
64302-16-138	6,430.00	79,812.00	86,242.00
64302-16-139	6,430.00	79,812.00	86,242.00
64302-16-141	6,430.00	79,812.00	86,242.00
64302-16-144	6,430.00	79,812.00	86,242.00
64302-16-145	6,430.00	79,812.00	86,242.00
64302-16-146	6,430.00	79,812.00	86,242.00
64302-16-147	6,430.00	79,812.00	86,242.00
64302-16-148	6,430.00	79,812.00	86,242.00
64302-16-150	6,430.00	79,812.00	86,242.00
64302-16-151	6,430.00	79,812.00	86,242.00
64302-16-153	6,430.00	79,812.00	86,242.00
64302-16-155	6,430.00	79,812.00	86,242.00
64302-16-156	6,430.00	67,841.00	74,271.00
64302-16-157	6,430.00	67,841.00	74,271.00
64302-16-158	6,430.00	67,841.00	74,271.00
64302-16-159	6,430.00	67,841.00	74,271.00
64302-16-160	6,430.00	67,841.00	74,271.00
64302-16-161	6,430.00	67,841.00	74,271.00
64302-16-162	6,430.00	67,841.00	74,271.00
64302-16-164	6,430.00	79,812.00	86,242.00
64302-16-165	6,430.00	79,812.00	86,242.00
64302-16-167	6,430.00	67,841.00	74,271.00
64302-16-168	6,430.00	67,841.00	74,271.00
64302-16-169	\$85,420.00	\$3,256,223.00	\$3,341,643.00
TOTALS:	\$349,050.00	\$6,348,580.00	\$6,698,000.00