



**ORDER:**

Respondent is ordered to reduce the 2012 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 15th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2013 FEB 12 PM 2:53

Docket Number: 61403  
Single County Schedule Number: 64141-07-041

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STIPULATION (As to Tax Year 2012 Actual Value)

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**BLUE VALLEY APARTMENTS INC**

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 2012 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 BLK 1 PIKES PEAK APARTMENTS SUB COLO SPGS

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 2012:

Land:	\$ 535,896
Improvements:	<u>\$5,224,105</u>
Total:	\$5,760,001

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

Land:	\$ 535,896
Improvements:	<u>\$5,224,105</u>
Total:	\$5,760,001

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2012 actual value for the subject property:

Land:	\$ 535,896
Improvements:	<u>\$4,504,104</u>
Total:	\$5,040,000

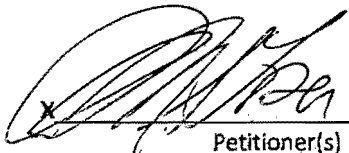
6. The valuation, as established above, shall be binding only with respect to tax year 2012.

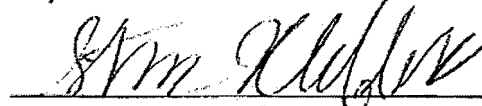
7. Brief narrative as to why the reduction was made:

Market data supports a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 20, 2013 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 6th day of February 2013

  
#1685  
Petitioner(s)  
BY: Ronald S. Loser

  
County Attorney for Respondent,  
Board of Equalization

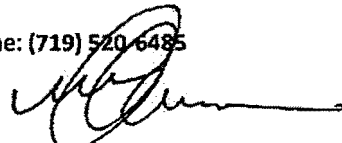
Address: 1099 18<sup>th</sup> Street, Suite 2600  
Denver, CO 80202-1926

Address: 200 S. Cascade Ave. Ste. 150  
Colorado Springs, CO 80903-2208

Telephone: ~~(303) 572-0975~~

303-297-2600

Telephone: (719) 520-6485

  
County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300  
Colorado Springs, CO 80907

Telephone: (719) 520-6500

Docket Number: 61403  
StipCnty.mst

Single Schedule No.