

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62034
Petitioner: BIJOU COLERIDGE, 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.: 64142-01--019

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$4,185,000

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

ORDER:

Respondent is ordered to reduce the 2013 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 19th day of September 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.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2013 SEP 10 PM 4:45

Docket Number: **62034**
Single County Schedule Number: **64142-01-019**

STIPULATION (As to Tax Year **2013** Actual Value)

Bijou Coleridge, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 I B C SUB NO 2 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 2013:

Land:	\$ 220,282
Improvements:	<u>\$4,414,719</u>
Total:	\$4,635,001

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

Land:	\$ 220,282
Improvements:	<u>\$4,414,719</u>
Total:	\$4,635,001

Single Schedule No.

2013 SEP 10 PM 4:45

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2013** actual value for the subject property:

Land:	\$ 220,282
Improvements:	<u>\$3,964,718</u>
Total:	\$4,185,000

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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 **October 25, 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 11th day of September, 2013

x M Van Donselaar
Petitioner(s)
By: **Michael Van Donselaar**

Star Kellon
County Attorney for Respondent,
Board of Equalization

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Telephone: **(303) 749-9034**

Telephone: **(719) 520-6185**

[Signature]

County Assessor

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

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

Docket Number: **62034**
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