

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62484</b>
Petitioner: <b>NEUENSCHWANDER ENTERPRISES LLC,</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 73231-02-007+2**

**Category: Valuation      Property Type: Commercial Real**
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:            \$2,399,940**

(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 23rd day of December 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

*CM*



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2013 DEC 16 AM 9:22

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Docket Number(s): **62484**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

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**NEUENSCHWANDER ENTERPRISES, LLC.**

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 2013 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:

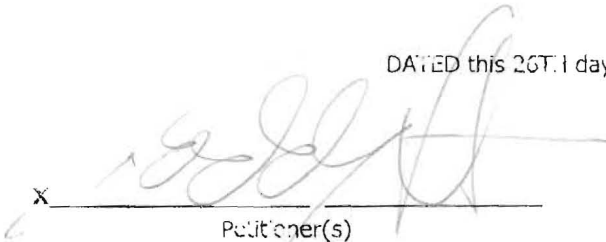
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as COMMERCIAL properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2013.
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 2013 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 2013.

Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made: ADJUSTMENT BASED ON ADDITIONAL MARKET AND INCOME DATA.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on  
DECEMBER 23, 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 26TH day of NOVEMBER, 2013.

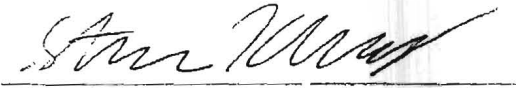
X 

Petitioner(s)  
By: **Todd Stevens**  
Agent for Petitioner

Address: 9635 Maroon Circle, Suite 450  
Englewood, CO 80112

Telephone: (303) 347-1878

12/12/13



County Attorney for Respondent,  
Board of Equalization

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

Telephone: (719) 520-6485



County Assessor  
Deputy Assessor

Address: 1675 W. Garden of the Gods Rd. Ste 2300  
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 02-19-  
Stipulation:

**ATTACHMENT A**  
**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 62484**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>73261-02-007</b>	<b>\$532,781.00</b>	<b>\$916,520.00</b>	<b>\$1,449,301.00</b>
<b>73261-02-008</b>	<b>\$197,417.00</b>	<b>\$945,998.00</b>	<b>\$1,143,415.00</b>
<b>73261-02-011</b>	<b>\$155,587.00</b>	<b>\$166,400.00</b>	<b>\$321,987.00</b>

Stip.AtA  
Multiple Schedule No(s)

**ATTACHMENT B**

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

**DOCKET NUMBER(S): 62484**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>73261-02-007</b>	<b>\$532,781.00</b>	<b>\$916,520.00</b>	<b>\$1,449,301.00</b>
<b>73261-02-008</b>	<b>\$197,417.00</b>	<b>\$945,998.00</b>	<b>\$1,143,415.00</b>
<b>73261-02-011</b>	<b>\$155,587.00</b>	<b>\$166,400.00</b>	<b>\$321,987.00</b>

Stip.AtB  
Multiple Schedule No(s)

## ATTACHMENT C

### ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 62484

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>73261-02-007</b>	<b>\$532,781.00</b>	<b>\$552,619.00</b>	<b>\$1,085,400.00</b>
<b>73261-02-008</b>	<b>\$197,417.00</b>	<b>\$900,103.00</b>	<b>\$1,097,520.00</b>
<b>73261-02-011</b>	<b>\$155,587.00</b>	<b>\$61,493.00</b>	<b>\$217,080.00</b>

Stip AtC

Multiple Schedule No(s)