

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62876
Petitioner: CXA 10-CORP, 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.: 62351-16-001+8

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: \$5,421,495
 (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 20th day of February 2014.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **62876**

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

CXA 10-CORP.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2014 FEB 14 AM 11:28

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 it's 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 LAND & COMMERCIAL CONDOMINIUMS 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: ADDITIONAL INFORMATION WAS SUPPLIED BY THE OWNER'S AGENT, SUPPORTING A REDUCTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JANUARY 27, 2014 at 8:30 A.M. be vacated; or, (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 6th day of JANUARY 2014.

 #1685

Petitioner(s)

By: **MARVIN F. POER AND COMPANY**
AGENT: JOE D. MONZON

Address: **410 17TH STREET SUITE 1175**
DENVER, COLORADO 80202

Telephone: **303-573-0975**


Ronald S. Lasev
1099 18th St. #2000
Denver, CO 80202
303-297-2600



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: 62876
StipMlti.mst

Multiple Schedule No(s)

ATTACHMENT A
ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 62876

Schedule Number	Land Value	Improvement Value	Total Actual Value
62351-16-001	\$261,095.00	\$0.00	\$261,095.00
62362-06-002	\$312,844.00	\$0.00	\$312,844.00
62362-06-007	\$359,933.00	\$345,759.00	\$705,692.00
62362-06-008	\$359,933.00	\$342,482.00	\$702,415.00
62362-06-011	\$1,440,598.00	\$1,699,216.00	\$3,139,814.00
62362-06-012	\$415,562.00	\$0.00	\$415,562.00
62362-06-013	\$397,921.00	\$0.00	\$397,921.00
62362-06-014	\$401,841.00	\$99,763.00	\$501,604.00
62362-06-015	\$1,817,105.00	\$0.00	\$1,817,105.00

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): 62876

Schedule Number	Land Value	Improvement Value	Total Actual Value
62351-16-001	\$261,095.00	\$0.00	\$261,095.00
62362-06-002	\$312,844.00	\$0.00	\$312,844.00
62362-06-007	\$359,933.00	\$345,759.00	\$705,692.00
62362-06-008	\$359,933.00	\$342,482.00	\$702,415.00
62362-06-011	\$1,440,598.00	\$1,699,216.00	\$3,139,814.00
62362-06-012	\$415,562.00	\$0.00	\$415,562.00
62362-06-013	\$397,921.00	\$0.00	\$397,921.00
62362-06-014	\$401,841.00	\$99,763.00	\$501,604.00
62362-06-015	\$1,817,105.00	\$0.00	\$1,817,105.00

Stip.AtB
Multiple Schedule No(s)

ATTACHMENT C
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 62876

Schedule Number	Land Value	Improvement Value	Total Actual Value
62351-16-001	\$192,166.00	\$0.00	\$192,166.00
62362-06-002	\$230,253.00	\$0.00	\$230,253.00
62362-06-007	\$359,933.00	\$123,065.00	\$482,998.00
62362-06-008	\$359,933.00	\$107,821.00	\$467,754.00
62362-06-011	\$1,440,598.00	\$554,864.00	\$1,995,462.00
62362-06-012	\$245,057.00	\$0.00	\$245,057.00
62362-06-013	\$234,654.00	\$0.00	\$234,654.00
62362-06-014	\$401,841.00	\$99,763.00	\$501,604.00
62362-06-015	\$1,071,547.00	\$0.00	\$1,071,547.00

Stip AtC
Multiple Schedule No(s)