

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64908
Petitioner: FAGNANT INVESTMENTS 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.: 63301-16-021

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$1,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 5th day of January 2015.

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

[Signature]

Cara McKeller



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 64908

Single County Schedule Number: 63301-16-021

STIPULATION (As to Tax Year 2014 Actual Value)

FAGNANT INVESTMENTS LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2014 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 WERSCHKY SUB NO 2 CO SPGS

2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2014:

Land:	\$ 468,986
Improvements:	<u>\$1,440,203</u>
Total:	\$1,909,189

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

Land:	\$ 468,986
Improvements:	<u>\$1,440,203</u>
Total:	\$1,909,189

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2014 actual value for the subject property:

Land:	\$ 468,986
Improvements:	<u>\$1,031,014</u>
Total:	\$1,500,000

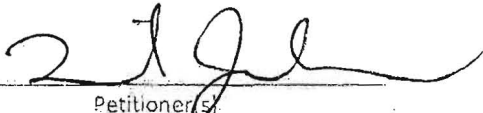
6. The valuation, as established above, shall be binding only with respect to tax year 2014.

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

Market & income data support a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 15, 2015 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 16th day of December, 2014

x 

 Petitioner(s)
 By: Joseph C. Sansone Company
 David Johnson




 County Attorney for Respondent,
 Board of Equalization

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 County Assessor
 Deputy

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