BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65883
Petitioner: RIDGEVIEW CA DEVELOPMENT 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.: 53183-19-027

Category: Valuation Property Type: Vacant Land

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$634,650

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

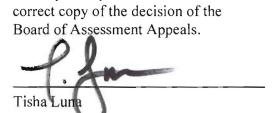
DATED AND MAILED this 4th day of November 2015.

## **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries Julia a. Baumbach

Diane M. DeVries

Debra A. Baumbach



I hereby certify that this is a true and



### STATE OF COLORADO BD OF ASSESSMENT APPEAL BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

# 2015 NOV -3 PM 2:45

Docket Number: 65883

Single County Schedule Number: 53183-19-027

STIPULATION (As to Tax Year 2015 Actual Value)

#### **Ridgeview CA Development LLC**

Petitioner(s),

V5.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 RIDGEVIEW COMMERCIAL CENTER FIL #6

2. The subject property is classified as vacant land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land:	\$792,790.00
Improvements:	\$0.00
Total:	\$792,790.00

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

L <b>a</b> nd:	\$792,790.00
Improvements:	\$0.00
Total:	\$792,790.00

Single Schedule No. 53183-19-027

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

Land:	\$634,650.00
Improvements:	\$0.00
Total:	\$634,650.00

6. The valuation, as established above, shall be binding only with respect to tax year 2015.

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

Land value adjusted based on sales of similar property and also for what this parcel was listed for during the base period.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/23/15 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 29 day of October 2015

Petitioner(s) By: Mark Dyson

County Attorney for Respondent, Board of Equalization

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Telephone: (303) 810-6805

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

Telephone: (719) 520-6485

County Assessor

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

Telephone: (719) 520-6600

Docket Number: 65883 StipCnty.mst

Single Schedule No. 53183-19-027