BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	66799
Petitioner: PINES COLORADO INVESTORS 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.: 75121-03-011 Category: Valuation

Property Type: Residential

- 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: \$10,750,000

(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 7th day of April 2016.

BOARD OF ASSESSMENT APPEALS

Dranim Dirin

Diane M. DeVries

Detra a. Baumbach

Debra A. Baumbach

F. Vatardaic

of Assessment Appeals.

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

Gordana Katardzic





BOARD OF ASSESSMENT APPEALS 2016 MAR 29 AM 10: 51 STATE OF COLORADO

Docket Number: 66799 Single County Schedule Number: 75121-03-011

STIPULATION (As to Tax Year 2015 Actual Value)

PINES COLORADO INVESTORS LLC

Petitioner(s),

vs.

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 NEAL RANCH FIL NO 5 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 2015:

Land:	\$ 1,410,560
Improvements:	\$10,029,004
Total:	\$11,439,564

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

Land:	\$ 1,410,560
Improvements:	\$10,029,004
Total:	\$11,439,564

Single Schedule No.

1

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	\$ 1,410,560
Improvements:	\$ 9,339,440
Total:	\$10,750,000

- 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:

Market data Indicates a lower actual value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 11, 2016 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 March, 2016

By: Marvin F. Poer Joe Monzon

Address: c/o Brian Magoon, RWO

Telephone: (303) 590-9150

Denver, CO 80202

1099 18th St. Suite 2600

County Attorney for Respondent, Board of Equalization

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: 66799 StipCnty.mst

Single Schedule No.