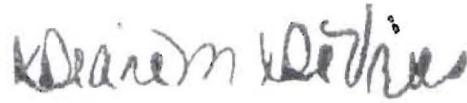




**DATED AND MAILED** this 20th day of June 2016.

**BOARD OF ASSESSMENT APPEALS**

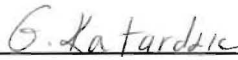


\_\_\_\_\_  
Diane M. DeVries



\_\_\_\_\_  
Debra A. Baumbach

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



\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Docket Number(s): **68669**

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

2016 JUN 16 AM 10: 14

STIPULATION (As to Tax Year 2015 Actual Value)

**BLC-VILLAGE AT SKYLINE LLC-FIT NBA SKYLINE 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 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 Residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2015.
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 2015 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 2015.

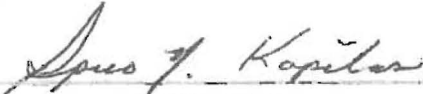
Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:

Market data supports a lower actual value for the subject properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **July 5, 2016 at 8:30** be vacated; or,  (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 13th day of June 2016.

x   
Petitioner(s)  
**Spero N. Kopitas – Flanagan/Bilton LLC**

Address: **500 N. Dearborn St., Suite 400  
Chicago, IL 60654**

Telephone: (312) 782-5000

  
County Attorney for Respondent,  
Board of Equalization

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

Telephone: (719) 520-6485

  
County Assessor

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

Telephone: (719) 520-6600

Docket Number: 68669

StipMiti.Aba  
Multiple Schedule No(s)

## ATTACHMENT A

### ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 68669

Schedule Number	Land Value	Improvement Value	Total Actual Value
74151-16-012	\$16,000	\$129,296	\$145,296
74151-16-029	\$16,000	\$54,850	\$70,850
74151-16-042	\$3,000	\$0	\$3,000
74151-16-043	\$1,500	\$0	\$1,500
74151-21-006	\$10,100	\$0	\$10,100
74151-21-008	\$16,000	\$91,136	\$107,136
74154-01-020	\$16,000	\$54,850	\$70,850
74154-02-001	\$16,000	\$75,816	\$91,816
74154-03-002	\$300	\$0	\$300
74154-03-003	\$1,500	\$0	\$1,500
74154-03-006	\$10,100	\$0	\$10,100
74154-04-001	\$16,000	\$78,828	\$94,828
74154-04-002	\$16,000	\$121,890	\$137,890
74154-04-003	\$16,000	\$92,364	\$108,364
74154-04-004	\$16,000	\$121,890	\$137,890
74154-04-005	\$16,000	\$92,364	\$108,364
74154-04-006	\$10,100	\$0	\$10,100
74154-04-007	\$16,000	\$93,836	\$109,836
74154-04-008	\$16,000	\$77,590	\$93,590
74154-04-009	\$16,000	\$79,347	\$95,347
74154-04-010	\$16,000	\$78,177	\$94,177
74154-04-011	\$16,000	\$78,177	\$94,177
74154-04-012	\$16,000	\$79,347	\$95,347
74154-04-013	\$16,000	\$79,567	\$95,567
74154-05-001	\$16,000	\$79,352	\$95,352
74154-05-002	\$16,000	\$79,377	\$95,377
74154-05-003	\$16,000	\$79,264	\$95,264
74154-05-004	\$16,000	\$93,097	\$109,097
74154-05-005	\$16,000	\$121,903	\$137,903
74154-05-006	\$16,000	\$93,081	\$109,081
74154-05-007	\$16,000	\$121,878	\$137,878
74154-05-008	\$10,100	\$0	\$10,100
74154-05-009	\$16,000	\$121,828	\$137,828
74154-05-010	\$16,000	\$93,110	\$109,110
74154-05-011	\$16,000	\$121,849	\$137,849
74154-05-012	\$16,000	\$78,811	\$94,811
74154-05-013	\$16,000	\$117,843	\$133,843
74154-05-014	\$16,000	\$93,161	\$109,161
74154-05-015	\$16,000	\$123,371	\$139,371
74154-05-016	\$16,000	\$93,161	\$109,161

Stip.Ata

Multiple Schedule No(s)

**ATTACHMENT A, Cont.**

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

**DOCKET NUMBER(S): 68669**

Schedule Number	Land Value	Improvement Value	Total Actual Value
74154-05-017	\$16,000	\$93,771	\$109,771
74154-05-018	\$10,100	\$0	\$10,100
74154-05-019	\$16,000	\$124,968	\$140,968
74154-05-020	\$16,000	\$78,828	\$94,828
74154-05-021	\$16,000	\$123,148	\$139,148
74154-05-022	\$16,000	\$93,161	\$109,161
74154-05-023	\$16,000	\$93,279	\$109,279
74154-05-024	\$16,000	\$79,703	\$95,703
74154-05-025	\$16,000	\$79,567	\$95,567
74154-05-026	\$300	\$0	\$300
74154-06-003	\$16,000	\$80,764	\$96,764
74154-06-004	\$16,000	\$93,424	\$109,424
74154-06-005	\$16,000	\$123,771	\$139,771
74154-06-006	\$16,000	\$93,984	\$109,984
74154-06-007	\$16,000	\$123,771	\$139,771
74154-06-008	\$16,000	\$93,984	\$109,984
74154-06-009	\$16,000	\$123,771	\$139,771
74154-06-011	\$16,000	\$123,636	\$139,636
74154-06-012	\$16,000	\$92,140	\$108,140
74154-06-013	\$16,000	\$123,636	\$139,636
74154-06-014	\$16,000	\$78,186	\$94,186
74154-06-015	\$10,100	\$0	\$10,100
74154-06-016	\$16,000	\$78,382	\$94,382
74154-06-017	\$16,000	\$117,534	\$133,534
74154-06-018	\$16,000	\$79,980	\$95,980
74154-06-019	\$16,000	\$77,802	\$93,802
74154-06-020	\$16,000	\$76,254	\$92,254
74154-06-021	\$16,000	\$76,212	\$92,212
74154-06-022	\$16,000	\$76,212	\$92,212
74154-06-023	\$16,000	\$78,450	\$94,450
74154-06-024	\$16,000	\$54,850	\$70,850
74154-06-025	\$16,000	\$123,344	\$139,344
74154-06-026	\$16,000	\$123,344	\$139,344
74154-06-027	\$16,000	\$123,344	\$139,344
74154-06-028	\$16,000	\$123,344	\$139,344
74154-06-030	\$16,000	\$55,158	\$71,158
74154-06-031	\$600	\$0	\$600
74154-07-007	\$0	\$0	\$0

Stip.AtA

Multiple Schedule No(s)

ATTACHMENT A, Cont.

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 68669

Schedule Number	Land Value	Improvement Value	Total Actual Value
74154-07-009	\$1,298,130	\$33,215,110	\$34,513,240
74154-08-001	\$16,000	\$75,990	\$91,990
74154-08-002	\$16,000	\$73,839	\$89,839
74154-08-003	\$16,000	\$92,789	\$108,789
74154-08-005	\$16,000	\$79,112	\$95,112
74154-08-006	\$16,000	\$79,112	\$95,112
74154-08-007	\$16,000	\$79,112	\$95,112
74154-08-008	\$16,000	\$79,112	\$95,112
74154-08-015	\$100	\$0	\$100
74154-08-016	\$600	\$0	\$600
		<b>Grand Total</b>	<b>\$42,464,920</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): 68669

Schedule Number	Land Value	Improvement Value	Total Actual Value
74151-16-012	\$16,000	\$129,296	\$145,296
74151-16-029	\$16,000	\$54,850	\$70,850
74151-16-042	\$3,000	\$0	\$3,000
74151-16-043	\$1,500	\$0	\$1,500
74151-21-006	\$10,100	\$0	\$10,100
74151-21-008	\$16,000	\$91,136	\$107,136
74154-01-020	\$16,000	\$54,850	\$70,850
74154-02-001	\$16,000	\$75,816	\$91,816
74154-03-002	\$300	\$0	\$300
74154-03-003	\$1,500	\$0	\$1,500
74154-03-006	\$10,100	\$0	\$10,100
74154-04-001	\$16,000	\$78,828	\$94,828
74154-04-002	\$16,000	\$121,890	\$137,890
74154-04-003	\$16,000	\$92,364	\$108,364
74154-04-004	\$16,000	\$121,890	\$137,890
74154-04-005	\$16,000	\$92,364	\$108,364
74154-04-006	\$10,100	\$0	\$10,100
74154-04-007	\$16,000	\$93,836	\$109,836
74154-04-008	\$16,000	\$77,590	\$93,590
74154-04-009	\$16,000	\$79,347	\$95,347
74154-04-010	\$16,000	\$78,177	\$94,177
74154-04-011	\$16,000	\$78,177	\$94,177
74154-04-012	\$16,000	\$79,347	\$95,347
74154-04-013	\$16,000	\$79,567	\$95,567
74154-05-001	\$16,000	\$79,352	\$95,352
74154-05-002	\$16,000	\$79,377	\$95,377
74154-05-003	\$16,000	\$79,264	\$95,264
74154-05-004	\$16,000	\$93,097	\$109,097
74154-05-005	\$16,000	\$121,903	\$137,903

Stip.AtB

Multiple Schedule No(s)



**ATTACHMENT B, Cont.**

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

**DOCKET NUMBER(S): 68669**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
74154-05-006	\$16,000	\$93,081	\$109,081
74154-05-007	\$16,000	\$121,878	\$137,878
74154-05-008	\$10,100	\$0	\$10,100
74154-05-009	\$16,000	\$121,828	\$137,828
74154-05-010	\$16,000	\$93,110	\$109,110
74154-05-011	\$16,000	\$121,849	\$137,849
74154-05-012	\$16,000	\$78,311	\$94,811
74154-05-013	\$16,000	\$117,843	\$133,843
74154-05-014	\$16,000	\$93,161	\$109,161
74154-05-015	\$16,000	\$123,371	\$139,371
74154-05-016	\$16,000	\$93,161	\$109,161
74154-05-017	\$16,000	\$93,771	\$109,771
74154-05-018	\$10,100	\$0	\$10,100
74154-05-019	\$16,000	\$124,968	\$140,968
74154-05-020	\$16,000	\$78,828	\$94,828
74154-05-021	\$16,000	\$123,148	\$139,148
74154-05-022	\$16,000	\$93,161	\$109,161
74154-05-023	\$16,000	\$93,279	\$109,279
74154-05-024	\$16,000	\$79,703	\$95,703
74154-05-025	\$16,000	\$79,567	\$95,567
74154-05-026	\$300	\$0	\$300
74154-06-003	\$16,000	\$80,764	\$96,764
74154-06-004	\$16,000	\$93,424	\$109,424
74154-06-005	\$16,000	\$123,771	\$139,771
74154-06-006	\$16,000	\$93,984	\$109,984
74154-06-007	\$16,000	\$123,771	\$139,771
74154-06-008	\$16,000	\$93,984	\$109,984
74154-06-009	\$16,000	\$123,771	\$139,771
74154-06-011	\$16,000	\$123,636	\$139,636

Stip.AtB

Multiple Schedule No(s)

**ATTACHMENT B, Cont.**

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

**DOCKET NUMBER(S): 68669**

Schedule Number	Land Value	Improvement Value	Total Actual Value
74154-06-012	\$16,000	\$92,140	\$108,140
74154-06-013	\$16,000	\$123,636	\$139,636
74154-06-014	\$16,000	\$78,186	\$94,186
74154-06-015	\$10,100	\$0	\$10,100
74154-06-016	\$16,000	\$78,382	\$94,382
74154-06-017	\$16,000	\$117,534	\$133,534
74154-06-018	\$16,000	\$79,980	\$95,980
74154-06-019	\$16,000	\$77,802	\$93,802
74154-06-020	\$16,000	\$76,254	\$92,254
74154-06-021	\$16,000	\$76,212	\$92,212
74154-06-022	\$16,000	\$76,212	\$92,212
74154-06-023	\$16,000	\$78,450	\$94,450
74154-06-024	\$16,000	\$54,850	\$70,850
74154-06-025	\$16,000	\$123,344	\$139,344
74154-06-026	\$16,000	\$123,344	\$139,344
74154-06-027	\$16,000	\$123,344	\$139,344
74154-06-028	\$16,000	\$123,344	\$139,344
74154-06-030	\$16,000	\$55,158	\$71,158
74154-06-031	\$600	\$0	\$600
74154-07-007	\$0	\$0	\$0
74154-07-009	\$1,298,130	\$33,215,110	\$34,513,240
74154-08-001	\$16,000	\$75,990	\$91,990
74154-08-002	\$16,000	\$73,839	\$89,839
74154-08-003	\$16,000	\$92,789	\$108,789
74154-08-005	\$16,000	\$79,112	\$95,112
74154-08-006	\$16,000	\$79,112	\$95,112
74154-08-007	\$16,000	\$79,112	\$95,112
74154-08-008	\$16,000	\$79,112	\$95,112
74154-08-015	\$100	\$0	\$100
74154-08-016	\$600	\$0	\$600
		<b>Grand Total</b>	<b>\$42,464,920</b>

Stip.AtB

Multiple Schedule No(s)

## ATTACHMENT C

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

DOCKET NUMBER(S): 68669

Schedule Number	Land Value	Improvement Value	Total Actual Value
74151-16-012	\$16,000	\$122,032	\$138,032
74151-16-029	\$16,000	\$51,308	\$67,308
74151-16-042	\$2,440	\$0	\$2,440
74151-16-043	\$560	\$0	\$560
74151-21-006	\$4,000	\$0	\$4,000
74151-21-008	\$16,000	\$85,779	\$101,779
74154-01-020	\$16,000	\$51,308	\$67,308
74154-02-001	\$16,000	\$71,226	\$87,226
74154-03-002	\$300	\$0	\$300
74154-03-003	\$1,280	\$0	\$1,280
74154-03-006	\$4,000	\$0	\$4,000
74154-04-001	\$16,000	\$74,087	\$90,087
74154-04-002	\$16,000	\$114,995	\$130,995
74154-04-003	\$16,000	\$86,946	\$102,946
74154-04-004	\$16,000	\$114,995	\$130,995
74154-04-005	\$16,000	\$86,946	\$102,946
74154-04-006	\$4,000	\$0	\$4,000
74154-04-007	\$16,000	\$88,344	\$104,344
74154-04-008	\$16,000	\$72,910	\$88,910
74154-04-009	\$16,000	\$74,580	\$90,580
74154-04-010	\$16,000	\$73,468	\$89,468
74154-04-011	\$16,000	\$73,468	\$89,468
74154-04-012	\$16,000	\$74,580	\$90,580
74154-04-013	\$16,000	\$74,789	\$90,789
74154-05-001	\$16,000	\$74,584	\$90,584
74154-05-002	\$16,000	\$74,608	\$90,608
74154-05-003	\$16,000	\$74,501	\$90,501
74154-05-004	\$16,000	\$87,643	\$103,643
74154-05-005	\$16,000	\$115,008	\$131,008
74154-05-006	\$16,000	\$87,627	\$103,627
74154-05-007	\$16,000	\$114,984	\$130,984

Stip Arc

Multiple Schedule No(s)

**ATTACHMENT C, Cont.**

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

**DOCKET NUMBER(S): 68669**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
74154-05-008	\$4,000	\$0	\$4,000
74154-05-009	\$16,000	\$114,937	\$130,937
74154-05-010	\$16,000	\$87,654	\$103,654
74154-05-011	\$16,000	\$114,957	\$130,957
74154-05-012	\$16,000	\$74,070	\$90,070
74154-05-013	\$16,000	\$111,151	\$127,151
74154-05-014	\$16,000	\$87,703	\$103,703
74154-05-015	\$16,000	\$116,402	\$132,402
74154-05-016	\$16,000	\$87,703	\$103,703
74154-05-017	\$16,000	\$88,282	\$104,282
74154-05-018	\$4,000	\$0	\$4,000
74154-05-019	\$16,000	\$117,919	\$133,919
74154-05-020	\$16,000	\$74,087	\$90,087
74154-05-021	\$16,000	\$116,191	\$132,191
74154-05-022	\$16,000	\$87,703	\$103,703
74154-05-023	\$16,000	\$87,815	\$103,815
74154-05-024	\$16,000	\$74,918	\$90,918
74154-05-025	\$16,000	\$74,789	\$90,789
74154-05-026	\$300	\$0	\$300
74154-06-003	\$16,000	\$75,926	\$91,926
74154-06-004	\$16,000	\$87,953	\$103,953
74154-06-005	\$16,000	\$116,783	\$132,783
74154-06-006	\$16,000	\$88,485	\$104,485
74154-06-007	\$16,000	\$116,783	\$132,783
74154-06-008	\$16,000	\$88,485	\$104,485
74154-06-009	\$16,000	\$116,783	\$132,783
74154-06-011	\$16,000	\$116,654	\$132,654
74154-06-012	\$16,000	\$86,733	\$102,733
74154-06-013	\$16,000	\$116,654	\$132,654

Stip AtC

Multiple Schedule No(s)

## ATTACHMENT C, Cont.

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

DOCKET NUMBER(S): 68669

Schedule Number	Land Value	Improvement Value	Total Actual Value
74154-06-014	\$16,000	\$73,477	\$89,477
74154-06-015	\$4,000	\$0	\$4,000
74154-06-016	\$16,000	\$73,663	\$89,663
74154-06-017	\$16,000	\$110,857	\$126,857
74154-06-018	\$16,000	\$75,181	\$91,181
74154-06-019	\$16,000	\$73,112	\$89,112
74154-06-020	\$16,000	\$71,641	\$87,641
74154-06-021	\$16,000	\$71,602	\$87,602
74154-06-022	\$16,000	\$71,602	\$87,602
74154-06-023	\$16,000	\$73,727	\$89,727
74154-06-024	\$16,000	\$51,308	\$67,308
74154-06-025	\$16,000	\$116,377	\$132,377
74154-06-026	\$16,000	\$116,377	\$132,377
74154-06-027	\$16,000	\$116,377	\$132,377
74154-06-028	\$16,000	\$116,377	\$132,377
74154-06-030	\$16,000	\$51,600	\$67,600
74154-06-031	\$600	\$0	\$600
74154-07-007	\$0	\$0	\$0
74154-07-009	\$1,298,130	\$28,432,664	\$29,730,794
74154-08-001	\$16,000	\$71,391	\$87,391
74154-08-002	\$16,000	\$69,347	\$85,347
74154-08-003	\$16,000	\$87,350	\$103,350
74154-08-005	\$16,000	\$74,356	\$90,356
74154-08-006	\$16,000	\$74,356	\$90,356
74154-08-007	\$16,000	\$74,356	\$90,356
74154-08-008	\$16,000	\$74,356	\$90,356
74154-08-015	\$100	\$0	\$100
74154-08-016	\$600	\$0	\$600
		<b>Grand Total</b>	<b>\$37,250,000</b>

Stip AtC

Multiple Schedule No(s)