

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70079</b>
Petitioner: <b>MARY LOU &amp; CHARLES J MURPHY</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 64332-03-017**  
**Category: Abatement Appeal                      Property Type: Commercial**
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:     \$1,550,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

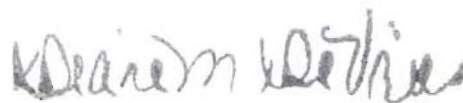
**ORDER:**

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 4th day of August 2017.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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



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Christine Fontenot



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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Docket Number: **70079**  
Single County Schedule Number: **64332-03-017**

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STIPULATION (As to Abatement/Refund For Tax Year 2014)

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**MARY LOU & CHARLES J. MURPHY**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COMMISSIONERS,**

Respondent.

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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:

2180 EXECUTIVE CIRCLE, COLORADO SPRINGS, CO

2. The subject property is classified as FZ-INDUSTRIAL MANUFACTURING property.

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

Land:	650786
Improvements:	1199214
Total:	1850000

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

Land:	650786
Improvements:	1199214
Total:	1850000

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

Land:	650786
Improvements:	899214
Total:	1550000

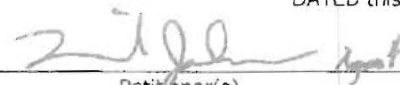
6. The valuation, as established above, shall be binding only with respect to tax year 2014.

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

After further review of Cost, Market & Income Approaches, it is the appraiser's opinion \$1,550,000 is fair and equitable.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 31st at 8:30** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 1st day of August 2017

x   
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Petitioner(s)  
By: **Mary Lou & Charles J. Murphy**

Address: **2245 Broadway Street, Colorado Springs, CO 80904**

Telephone: **None provided**

  
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County Attorney for Respondent,  
Board of Commissioners

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

Telephone: **(719) 520-6485**

  
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County Assessor

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

Telephone: **(719) 520-6600**

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