

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70771</b>
Petitioner: <b>FIRST BANK OF EL PASO COUNTY</b>  v.  Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: 53121-01-015**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$1,050,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 18th day of May 2018.

**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

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: **70771**  
Single County Schedule Number: **53121-01-015**

STIPULATION (As to Tax Year 2017 Actual Value)

**FIRST BANK OF EL PASO COUNTY**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 4 FALCON HIGHLANDS MARKET PLACE FIL NO 1A

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 2017:

Land:	\$ 678,743
Improvements:	<u>\$ 510,583</u>
Total:	\$1,189,326

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

Land:	\$ 678,743
Improvements:	<u>\$ 510,583</u>
Total:	\$1,189,326

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land:	\$ 678,743
Improvements:	<u>\$ 371,257</u>
Total:	\$1,050,000

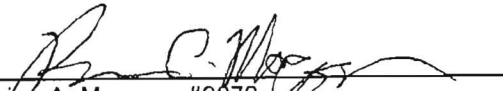
6. The valuation, as established above, shall be binding only with respect to tax year 2017.

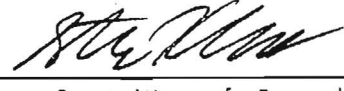
7. Brief narrative as to why the reduction was made:

Market data supports a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **May 17, 2018 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 19th day of April, 2018

  
\_\_\_\_\_  
Brian A. Magoon, #9072  
Kimberly A. Bruetsch, #32838  
Robinson Waters & O'Driscio, P.C.  
1099 18th Street, Suite 2600  
Denver, CO 80202  
T: 303-297-2600  
F: 303-297-2650  
E: bmagoon@rwolaw.com  
kbruetsch@rwolaw.com  
*Attorneys for Petitioner's Agent,  
Marvin F. Poer and Company*

  
\_\_\_\_\_  
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: 70771  
StipCnty.mst

Single Schedule No.