BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: CONFLUENT 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 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.: 53073-04-009

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: \$278,433

(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 30th day of October 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

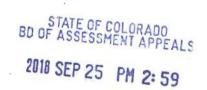
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Yesenia Araujo

Sulva a Baumbach

Debra A. Baumbach





BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Single County Schedule Number: 53073-04-009	
STIPULATION (As to Tax Year 2017 Actual Value)	
CONFLUENT DEVELOPMENT LLC	
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 2 A A SUBDIVISION, EX PT TO CITY CONV BY REC # 202065921, EX PT PLATTED BY TUTT CORNERS FIL NO 1, & FIL NO 2, TOG W/ TEMPLETON GAP RD ROW LY WLY & ADJ VAC BY ORD NO 16-26 DESC BY REC #216029685	
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:	\$278,433.00
Improvements:	\$338,782.00

Total:

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

Land:

Total:

improvements:

as follows:

\$617,215.00

\$278,433.00

\$338,782.00

\$617,215.00

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:

\$278,433.00

Improvements:

\$0.00

Total:

\$278,433.00

- 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:

THE IMPROVEMENT WAS CONSTRUCTED ON AN ADJACENT PARCEL PER REGIONAL BLDG PERMIT

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 20, 2018 at 8:30 a.m. be vacated; or, ___ (check if appropriate)a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 25th day of September

Petitioner(s)

By: Ethan Horn

County Attorney for Respondent, Board of Equalization

Address: Ryan LLC c/o Ethan Horn (Agent) 7979 E. Tufts Ave, Suite 1500

Denver, CO 80237

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

Telephone: (719) 520-6485

Telephone: 720.524.0222

County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300

Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 71197

StipCnty.mst

Single Schedule No.