

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74124
Petitioner: 3630 SINTON ROAD 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.: 73254-17-001
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$2,521,500
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

DATED this 28th day of February 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

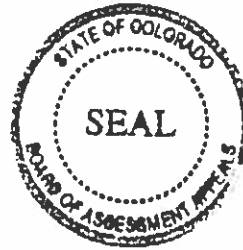
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Yesenia Araujo

Yesenia Araujo



2019 DEC 17 PM 3:05

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 74124
Single County Schedule Number: 73254-17-001

STIPULATION (As to Tax Year 2018 Actual Value)

3630 Sinton Rd LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 SINTON POND OFFICE COMPLEX COLO SPGS

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 2018:

Land:	\$261,095
Improvements:	<u>\$2,474,672</u>
Total:	\$2,735,767

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

Land:	\$261,095
Improvements:	<u>\$2,474,672</u>
Total:	\$2,735,767

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2018 actual value for the subject property:

Land:	\$261,095
Improvements:	<u>\$2,260,405</u>
Total:	\$2,521,500

6. The valuation, as established above, shall be binding only with respect to tax year 2018.

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

Market Data indicates a lower actual value for the subject.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 18, 2019 at 8:30AM be vacated; or, (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this eleventh day of December, 2019

x 

Petitioner(s)
By: David Sudane



County Attorney for Respondent,
Board of Equalization

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County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 74124
StlpCnty.mst

Single Schedule No.