

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75360
Petitioner: BRADFORD STERLING ENTERPRISES LLC v. Respondent: EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 63043-01-113
 Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$1,430,840
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

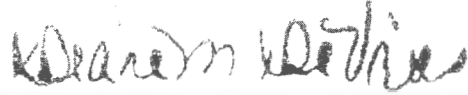
ORDER:

Respondent is ordered to reduce the 2016 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 21st day of August 2019.

BOARD OF ASSESSMENT APPEALS

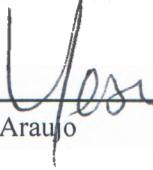


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

STATE OF COLORADO
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Docket Number: 75360
Single County Schedule Number: 63043-01-113

STIPULATION (As to Tax Year 2016 Actual Value)

BRADFORD STERLING ENTERPRISES, LLC.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 CHAPEL HILLS OFFICE CONDDMINIUMS SUB NO 1

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 2016:

Land:	\$442,238
Improvements:	<u>\$1,121,317</u>
Total:	\$1,563,555

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

Land:	\$442,238
Improvements:	<u>\$1,121,317</u>
Total:	\$1,563,555

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2016 actual value for the subject property:

Land:	\$442,238
Improvements:	<u>\$988,602</u>
Total:	\$1,430,840

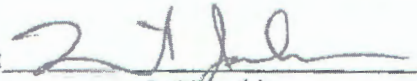
6. The valuation, as established above, shall be binding only with respect to tax year 2016.

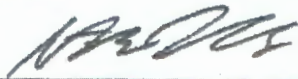
7. Brief narrative as to why the reduction was made:

OWNER INCOME AND BASE YEAR DATA SUPPORTS LOWER VALUE

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 8/28/19 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 1ST day of AUGUST 2019

x 
Petitioner(s)
By: David Johnson, Joseph C. Sansone



County Attorney for Respondent,
Board of Equalization

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Chesterfield, MO 63005

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

Telephone: (636) 733-5455

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: 75360
StipCnty.mst