

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75391</b>
Petitioner: <b>USA TRIATHALON OF COLORADO</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 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.: 63183-04-021**  
**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: \$3,950,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

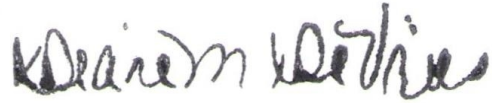
**ORDER:**

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 2nd day of October 2019.

**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



\_\_\_\_\_  
Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2018 OCT -2 11:44

Docket Number: **75391**  
Single County Schedule Number: **63183-04-021**

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STIPULATION (As to Abatement/Refund For Tax Year 2016)

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**USA TRIATHLON OF COLORADO**

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 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 NORTH POINTE CENTRE FIL NO 1 COLO SPGS TOG WITH THAT UNPLATTED TR IN SW4 OF SEC 18-13-66 WHICH LIES WLY OF D & RG RR R/W, NLY OF NORTH POINTE CENTRE FIL NO 4 ELY OF NORTH POINTE CENTER FIL NO 1 SLY OF NORTH POINTE CENTER FIL NO 2

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:	\$535,895
Improvements:	<u>\$3,964,105</u>
Total:	\$4,500,000

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

Land:	\$535,895
Improvements:	<u>\$3,964,105</u>
Total:	\$4,500,000

Single Schedule No. (Abatement)

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

Land:	\$535,895
Improvements:	<u>\$3,414,105</u>
Total:	\$3,950,000

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

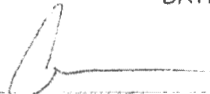
7. Brief narrative as to why the reduction was made:

Overvalued, market data supports lower actual value.

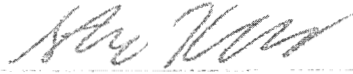
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 25, 2019 at 8:30 AM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26th day of September, 2019

x



Petitioner(s)  
By: **Greg Baker**



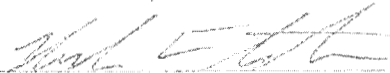
County Attorney for Respondent,  
Board of Commissioners

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**Manitou Springs, COP 80829**

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

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

Telephone: **719 694-1054**



County Assessor

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

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

Docket Number: 75391  
StipCnty.Aba

Single Schedule No. (Abatement)