

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75654
Petitioner: AUSTIN BLUFFS IMP LTD 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.: 63283-05-040
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$16,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 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 3rd day of April 2020.

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number: 75654
Single County Schedule Number: 63283-05-040

STIPULATION (As to Tax Year 2019 Actual Value)

AUSTIN BLUFFS IMP LTD

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter this Stipulation regarding the tax year 2019 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 UNION BLVD MEDICAL CAMPUS, EX THAT TR CONV TO CITY BY REC# 204208508 & #204208509

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 2019:

Land:	\$1,540,715
Improvements:	<u>\$15,914,898</u>
Total:	\$17,455,613

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

Land:	\$1,540,715
Improvements:	<u>\$15,914,898</u>
Total:	\$17,455,613

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land:	\$,1,540,715
Improvements:	<u>\$14,459,285</u>
Total:	\$16,000,000

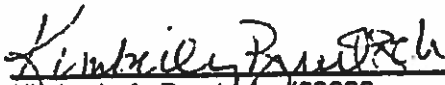
6. The valuation, as established above, shall be binding only with respect to tax year 2019.

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

Income data supports a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 6, 2020 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 Sixth day of February, 2020



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Docket Number: 75654
StipCnty.mst

Single Schedule No. 63283-05-040