

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75678
Petitioner: SEAN R. RUSSELL 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.: 64082-23-003
Category: Valuation/Protest Appeal Property Type: Residential
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: \$209,000
(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 1st day of September 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

Cesenia Araujo

Cesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **75678**

Single County Schedule Number: **64082-23-003**

STIPULATION (As to Tax Year **2019** Actual Value)

SEAN R RUSSELL

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:

1033 N INSTITUTE ST, COLORADO SPRINGS, CO . LEGAL: LOT 1 BLK 5 HASTINGS BROS 4TH ADD COLO SPGS

2. The subject property is classified as RESIDENTIAL property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Land:	\$50,000
Improvements:	<u>\$173,665</u>
Total:	\$223,665

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

Land:	\$50,000
Improvements:	<u>\$173,665</u>
Total:	\$223,665

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:	\$50,000
Improvements:	<u>\$159,000</u>
Total:	\$209,000

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:

THE ASSESSORS OFFICE AGREES WITH THE PETITIONER THAT THE PROPERTY IS IN NEED OF MANY REPAIRS AND UPDATES COMPARED TO PROPERTIES USED IN THE 2019 BASE YEAR VALUATION. THE ASSESSOR AND THE PETITIONER AGREE TO A LOWER VALUE OF \$213,500.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **APRIL 29, 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 30 day of **JANUARY 2020**

X

Sean R Russell

Petitioner(s)

By: **SEAN R RUSSELL**

Address: **1033 N INSTITUTE ST COLORADO SPRINGS, CO**

Telephone: **719-633-8520**

[Signature]

County Attorney for Respondent
Board of Equalization

**200 S. Cascade Ave. Ste. 150
Colorado Springs, CO 80903-2208
(719) 520-6485**

[Signature]

El Paso County Assessor

**1675 W. Garden of the Gods Road, Suite 2300
Colorado Springs, CO 80907
(719)520-6600**