

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75997
Petitioner: ISLAND CATTLE COMPANY 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.: 63212-12-004
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: \$1,650,000
(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 10th day of March 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

Gordana Katardzic

Gordana Katardzic



Dunton - 2270 La Montoya Way

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

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BOARD OF ASSESSMENT APPEALS
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Docket Number: 75997
Single County Schedule Number: 63212-12-004

STIPULATION (As to Tax Year 2019 Actual Value)

ISLAND CATTLE COMPANY LLC

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 MONTEBELLO SQUARE FIL NO 14 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 2019:

Land:	\$297,948
Improvements:	<u>\$1,607,122</u>
Total:	\$1,905,070

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

Land:	\$297,948
Improvements:	<u>\$1,607,122</u>
Total:	\$1,905,070

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:	\$297,948
Improvements:	<u>\$1,352,052</u>
Total:	\$1,650,000

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:


Market & income data support a lower actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **March 6, 2020 at 8:30AM** 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

X 

Petitioner(s)
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Colorado Springs, CO 80907
(719)520-6600

Docket Number: **75997**
StipCnty.mst

Single Schedule No. 63212-12-004