

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 80330
Petitioner: SWIMRAY PROPERTIES 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.: 62072-04-005
Category: Abatement 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: \$1,466,433
(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 11th day of January 2021.

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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **80330**
Single County Schedule Number: **62072-04-005**

STIPULATION (As to Abatement/Refund For Tax Year 2019)

SWIMRAY PROPERTIES LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into 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 MAGNUM SHOOTING CENTER AT NORTHGATE 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 2019:

Land:	\$531,424
Improvements:	<u>\$968,223</u>
Total:	\$1,499,647

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

Land:	\$531,424
Improvements:	<u>\$968,223</u>
Total:	\$1,499,647

Single Schedule No. (Abatement)

62072-04-005

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

Land:	\$531,424
Improvements:	<u>\$935,009</u>
Total:	\$1,466,433

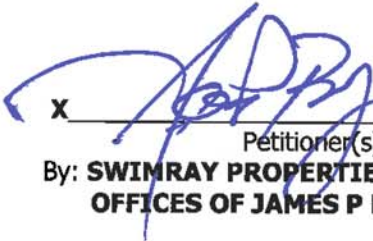
6. The valuation, as established above, shall be binding only with respect to tax year 2019.

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

MARKET DATA SUPPORTS A REDUCTION IN VALUE

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **March 16 at 8:30 a.m.** be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 7th day of January, 2021

X  CO 54697
 Petitioner(s)
 By: **SWIMRAY PROPERTIES LLC, C/O LAW OFFICES OF JAMES P BICK, JR. PC**

Address: **18040 EDISON AVENUE
CHESTERFIELD, MO 63005**

Telephone: **(636) 733-5493**


 Steven Klaffky (Jan 11, 2021 10:12 MST)

County Attorney for Respondent,
Board of Commissioners

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

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



County Assessor

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

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

Docket Number: 80330
StipCnty.Aba

Single Schedule No. (Abatement)
62072-04-005