

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ROY BIPEN,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan Mayer, Agent Elite Property Services, Inc.</p> <p>Address: 5025 Boardwalk, Suite 300 Colorado Springs, CO 80919</p> <p>Phone Number: (719) 594-6440</p> <p>E-mail:</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Number: 38554</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved 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.: 63193-06-017**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 408,375.00
Improvements	<u>\$1,870,538.00</u>
Total	\$2,278,913.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 24th day of January, 2002.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

January 23, 2002

Karen E. Hart  
Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Mark R. Linné  
Mark R. Linné

Diane Von Dollen  
Diane Von Dollen

Docket Number 38554



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38554**  
Single County Schedule Number: **63193-06-017**

STIPULATION (As to Tax Year **2001** Actual Value)

**Roy V. & Mina B. Bipen**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2001** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter it's order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

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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 **2001**:

Land:	<b>\$ 408,375.00</b>
Improvements:	<b>\$2,734,472.00</b>
Total:	<b>\$3,142,847.00</b>

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

Land:	<b>\$ 408,375.00</b>
Improvements:	<b>\$2,734,472.00</b>
Total:	<b>\$3,142,847.00</b>

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2001** actual value for the subject property:

Land: \$ 408,375.00  
Improvements: \$1,870,538.00  
Total: \$2,278,913.00

6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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

**Property was overvalued, based on an estimated occupancy rate.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 11, 2002 at 9:30 A.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **16th** day of **January, 2002**

X Dan Mayer  
**Dan Mayer, Agent for Petitioner  
Elite Property Services, Inc.**

John M. Bass  
County Attorney for Respondent, 5747  
Board of Equalization

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John M. Bass  
County Assessor

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Telephone: **(719) 520-6605**

Docket Number: **38554**  
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