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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHAMAK ENTERPRICES II,</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF EQUALIZATION.</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>Docket Number: 38556</p> |
| <p>ORDER ON STIPULATION</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.: 63193-07-003

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 | \$ 255,000.00 |
| Improvements | <u>\$1,254,987.00</u> |
| Total | \$1,509,987.00 |

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

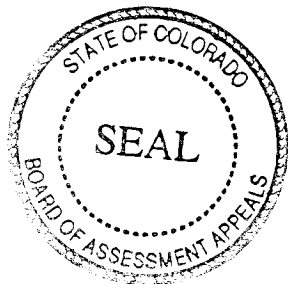
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Diane Von Dollen
Diane Von Dollen

Karen E. Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné

Docket Number 38556



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38556**
Single County Schedule Number: **63193-07-003**

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

Chamak Enterprises II

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:

TRACT B RUSINA VALLEY SUB

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: | \$ 255,000.00 |
| Improvements: | \$1,581,674.00 |
| Total: | \$1,836,674.00 |

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

| | |
|---------------|-----------------------|
| Land: | \$ 255,000.00 |
| Improvements: | \$1,581,674.00 |
| Total: | \$1,836,674.00 |

BOARD OF ASSESSMENT APPEALS
COUNTY OF EL PASO
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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: | \$ 255,000.00 |
| Improvements: | \$1,254,987.00 |
| Total: | \$1,509,987.00 |

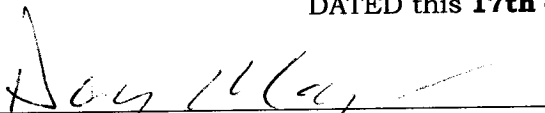
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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

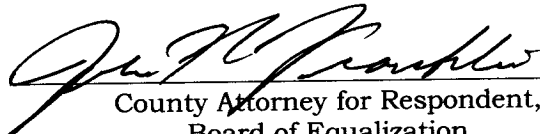
Property was overvalued, based on an estimated occupancy rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 11, 2002 at 1:00 P.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **17th** day of **January, 2002**

X 

Dan Mayer, Agent
Elite Property Services, Inc.




 County Attorney for Respondent, **5747**
 Board of Equalization

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Address: **27 East Vermijo**
Colorado Springs, CO 80903

Telephone: **(719) 594-6440**

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



 County Assessor

Address: **27 East Vermijo**
Colorado Springs, CO 80903

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

Docket Number: **38556**
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