

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

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 30th day of July, 2002.

This decision was put on the record

July 29, 2002

BOARD OF ASSESSMENT APPEALS

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

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number: 38602



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:

NORTH COLORADO SERS, INC.

v.

Respondent:

**EL PASO COUNTY BOARD OF
EQUALIZATION**

Attorney or Party Without Attorney for Petitioner:

Name: Ronald S. Loser, Esq.
Address: 1700 Lincoln Street, Suite 2222
Denver, CO 80203
Phone Number: (303) 866-9400
E-Mail: rloser@brega-winters.com
Atty. Reg. #: 1685

Attorney or Party Without Attorney for Respondent:

Name: John Franklin, Esq.
Address: 27 East Vermijo
Colorado Springs, CO 80903
Phone Number: (719) 520-6485
E-Mail:
Atty. Reg. #: 5747

Docket Number: 38602

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END

STIPULATION

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.


Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. Subject properties are classified as **Commercial** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2001 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2001.
7. Brief narrative as to why the reductions were made:

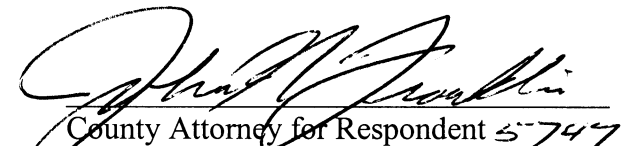
Further review of the income approach to value indicates a reduction to the total property value.

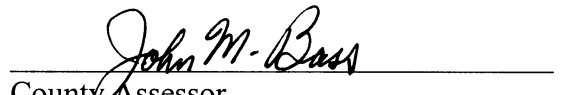
8. Both parties agree that hearing scheduled before the Board of Assessment Appeals on August 1, 2002 at 8:30 a.m. be vacated.

DATED this 25th day of July, 2002.


1685

Ronald S. Loser


County Attorney for Respondent 5747
Board of Equalization



County Assessor
Address: 27 East Vermijo
Colorado Springs, CO 80903
Telephone: (719) 520-6600

Docket Number: 38602

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 38602

Schedule Number	Land Value	Improvement Value	Total Actual Value
63184-02-012	\$761,647	\$13,017,739	\$13,779,386
63184-02-013	\$788,545	\$13,163,869	\$13,952,414
63184-02-014	\$1,026,383	\$12,926,031	\$13,952,414

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY
THE COUNTY BOARD OF EQUALIZATION
AFTER A TIMELY APPEAL**

DOCKET NUMBER(S): 38602

Schedule Number	Land Value	Improvement Value	Total Actual Value
63184-02-012	\$761,647	\$13,017,739	\$13,779,386
63184-02-013	\$788,545	\$13,163,869	\$13,952,414
63184-02-014	\$1,026,383	\$12,926,031	\$13,952,414

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 38602

Schedule Number	Land Value	Improvement Value	Total Actual Value
63184-02-012	\$761,647	\$11,475,353	\$12,237,000
63184-02-013	\$788,545	\$11,619,451	\$12,407,996
63184-02-014	\$1,026,383	\$11,619,451	\$12,645,834