

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

523 GROUP,

v.

Respondent:

EL PASO COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Beldon Wright, Property Tax Advisors, Inc.
Address: 3090 South Jamaica Court #204
Aurora, Colorado 80014
Phone Number: (303) 68-0500
E-mail:
Attorney Reg. No.:

Docket Number: 38667

ORDER (On Stipulation)

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:

**LOTS 1 TO 4 INC BLK 131 COLO SPGS
EL PASO COUNTY SCHEDULE NO. 64183-16-002**

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	\$ 209,000.00
Improvement	<u>\$1,059,750.00</u>
Total	\$1,268,750.00

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 5th day of October, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

October 4, 2001

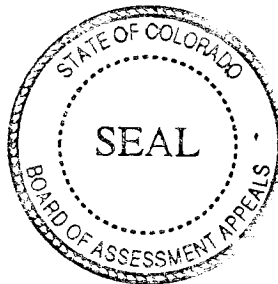
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Diane Von Dollen
Diane Von Dollen

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné

Docket Number 38667.stip



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38667**
Single County Schedule Number: **64183-16-002**

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

523 Group

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

RECEIVED BOARD OF ASSESSMENT APPEALS
OCT 10 11 12:30
COUNTY CLERK

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:

LOTS 1 TO 4 INC BLK 131 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 **2001**:

Land:	\$ 209,000.00
Improvements:	\$1,178,946.00
Total:	\$1,387,946.00

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

Land:	\$ 209,000.00
Improvements:	\$1,178,946.00
Total:	\$1,387,946.00

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:	\$ 209,000.00
Improvements:	\$1,059,750.00
Total:	\$1,268,750.00

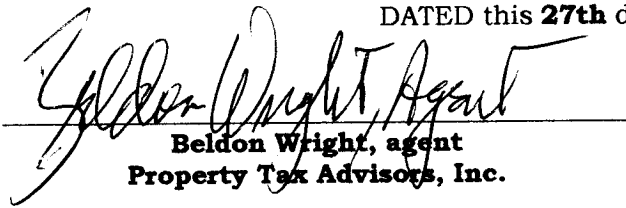
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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

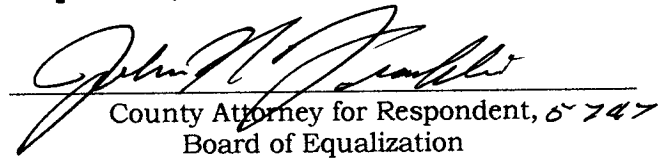
Reduction based on actual income / expense analysis.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **November 16, 2001 at 8:30 A.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **27th** day of **September, 2001**



Beldon Wright, agent
Property Tax Advisors, Inc.



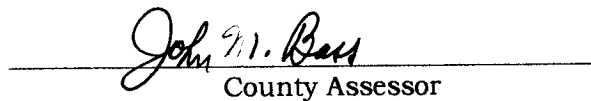
County Attorney for Respondent, 6747
Board of Equalization

Address: **3090 South Jamaica Court, #204**
Aurora, CO 80014

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

Telephone:

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



County Assessor

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

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

Docket Number: **38667**
StipCnty.mst