

<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>ELITE PROPERTIES OF AMERICA, INC.,</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: Stevens &amp; Associates Address: 7950 South Lincoln Street, Suite 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38822</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.: 63181-07-003**  
**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	\$ 583,922.00
Improvements	<u>\$5,166,078.00</u>
Total	\$5,750,000.00

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 9<sup>th</sup> day of July, 2002.

This decision was put on the record

July 5, 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 38822



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38822**  
Single County Schedule Number: **63181-07-003**

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

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**Elite Properties of America**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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BOARD OF ASSESSMENT APPEALS

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:

**LOT 4 CORPORATE CENTRE SUB FIL NO 5 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:	<b>\$ 583,922.00</b>
Improvements:	<b>\$5,908,186.00</b>
Total:	<b>\$6,492,108.00</b>

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

Land:	<b>\$ 583,922.00</b>
Improvements:	<b>\$5,908,186.00</b>
Total:	<b>\$6,492,108.00</b>

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:	\$ 583,922.00
Improvements:	\$5,166,078.00
Total:	\$5,750,000.00

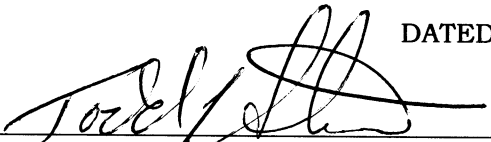
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

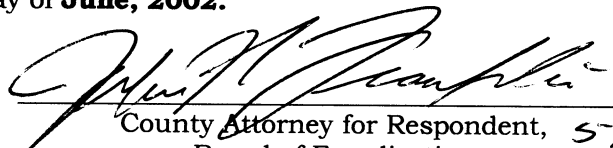
7. Brief narrative as to why the reduction was made:

**Reduction based on percentage of completion.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 2, 2002 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 **7th** day of **June, 2002**.

x   
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**Todd J. Stevens, Agent**  
**Stevens & Associates, Inc.**

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

Address: **7950 South Lincoln Street, #110**  
**Littleton, CO 80122**

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

Telephone:

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

  
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County Assessor

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

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

Docket Number: **38822**  
StipCnty.mst

Single Schedule No.