

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PHL-OPCO LP,</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: Ronald S. Loser, Esq. Address: 1700 Lincoln Street, #2222 Denver, CO 80203 Phone Number: (303) 866-9400 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38949</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:

Lot 2, Union Square Subdivision No. 2 – County Schedule No. 63222-14-034.
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	\$2,003,760.00
Improvements	<u>2,526,811.00</u>
Total	\$4,530,571.00

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 9th day of November, 2001.

This decision was put on the record

November 8, 2001

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

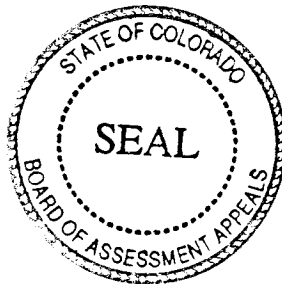
Penny S. Bunnell
Penny S. Bunnell

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné

Docket Number 38949



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38949**
Single County Schedule Number: **63222-14-034**

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

PHL-OPCO LP

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:

LOT 2 UNION SQUARE SUBDIVISION NO 2

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:	\$2,003,760.00
Improvements:	\$5,804,925.00
Total:	\$7,808,685.00

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

Land:	\$2,003,760.00
Improvements:	\$5,804,925.00
Total:	\$7,808,685.00

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:	\$2,003,760.00
Improvements:	\$2,526,811.00
Total:	\$4,530,571.00

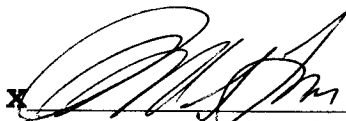
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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


The property has a vacancy problem, due to the loss of an anchor tenant. Actual income & expenses provided.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ at _____ be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **26th** day of **October, 2001**

x  #1685

Petitioner(s) or Agent
Marvin F. Poer & Co.



County Attorney for Respondent,
Board of Equalization *5747*

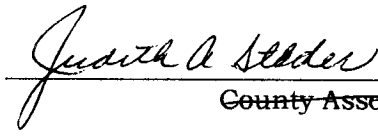
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County Assessor *Chief Appraiser*

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

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

Docket Number: **38949**
StipCnty.mst