

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FIRST & MAIN, LLC,</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: Steve A. Evans Bridge & Associates</p> <p>Address: P.O. Box 280367 Lakewood, CO 80228</p> <p>Phone Number: 303-237-6997</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40442</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.: 53312-02-001

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$2,667,179.00
Improvements	\$8,688,901.00
Total	\$11,356,080.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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 18th day of October, 2002.

This decision was put on the record

October 17, 2002

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

Judy A. Venable
Judy A. Venable

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40442**
Single County Schedule Number: **53312-02-008 (2002)**

STIPULATION (As to Tax Year **2002** Actual Value)

First & Main, LLC

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 **2002** 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 1 FIRST & MAIN TOWN CENTER FIL NO 11

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 **2002**:

Land:	\$ 2,667,179.00
Improvements:	\$10,647,015.00
Total:	\$13,314,194.00

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

Land:	\$ 2,667,179.00
Improvements:	\$10,647,015.00
Total:	\$13,314,194.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2002** actual value for the subject property:

Land: \$ **2,667,179.00**
Improvements: \$ **8,688,901.00**
Total: \$ **11,356,080.00**


6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

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

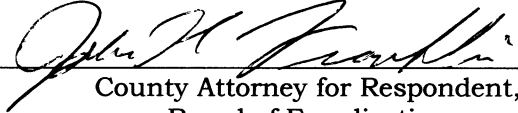
Actual income and expenses were provided. The data justified a reduction in the value.

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.

DATED this **27th** day of **September, 2002**

x 

Steve A. Evans
Bridge & Associates
Agent for Petitioner



County Attorney for Respondent, 5-7457
Board of Equalization

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County Assessor

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

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

Docket Number: **40442**
StipCnty.mst