

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ELITE PROPERTIES OF AMERICA, INC.,</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: Todd J. Stevens Stevens & Associates Address: 8005 South Chester Street #340 Englewood, Colorado 80112 Phone Number: 303-347-1878 Attorney Reg. #:</p>	<p>Docket Number: 40505</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.: 63181-07-003

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	\$ 583,922.00
Improvements	<u>5,416,078.00</u>
Total	\$6,000,000.00

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/her records accordingly.

DATED/MAILED this 25th day of March, 2003.

This decision was put on the record

March 24, 2003

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

BOARD OF ASSESSMENT APPEALS

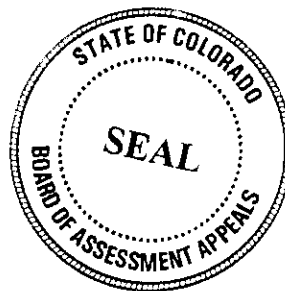
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40505**
Single County Schedule Number: **63181-07-003**

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

Elite Properties of America

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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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 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 **2002**:

Land:	\$ 583,922.00
Improvements:	\$6,160,136.00
Total:	\$6,744,058.00

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

Land:	\$ 583,922.00
Improvements:	\$6,160,136.00
Total:	\$6,744,058.00

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:	\$ 583,922.00
Improvements:	\$5,416,078.00
Total:	\$6,000,000.00

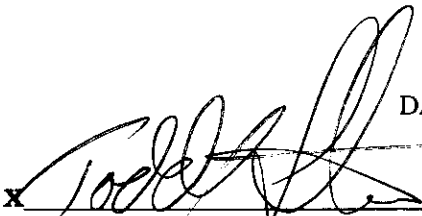
6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

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

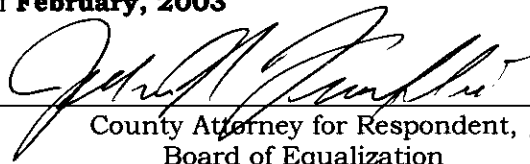
Reduction based on Income analysis.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **April 18, 2003 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 **25th** day of **February, 2003**

x 

Todd J. Stevens
Stevens & Associates, Inc.
Agent for Petitioner



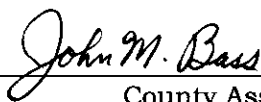
County Attorney for Respondent, *5747*
Board of Equalization

Address: **8005 S. Chester St., Ste. 340**
Englewood, CO 80112

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

Telephone: **(303) 708-0352**

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



County Assessor

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

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

Docket Number: **40505**
StipCnty.mst

Single Schedule No.