

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RECREATIONAL EQUIPMENT, 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</p> <p>Address: 7950 South Lincoln Street, Suite 110 Littleton, CO 80122</p> <p>Phone Number: (303) 347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 40506</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.: 63080-19-058

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	\$999,702.00
Improvements	<u>\$988,098.00</u>
Total	\$1,987,800.00

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 6th day of December, 2002.

This decision was put on the record

December 5, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

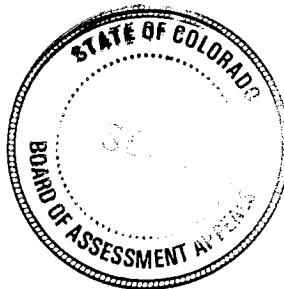
Karen E. Hart

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 Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40506**

Single County Schedule Number: **63080-19-058**

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

Recreational Equipment, Inc.

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 2 HOME DEPOT PLAZA FIL 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 **2002**:

Land:	\$ 999,702.00
Improvements:	\$1,385,049.00
Total:	\$2,384,751.00

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

Land:	\$ 999,702.00
Improvements:	\$1,385,049.00
Total:	\$2,384,751.00

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:	\$ 999,702.00
Improvements:	\$ 988,098.00
Total:	\$1,987,800.00

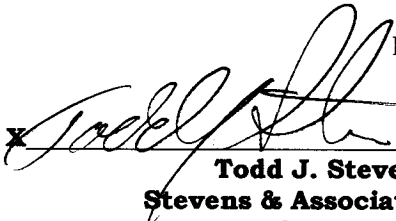
6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

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

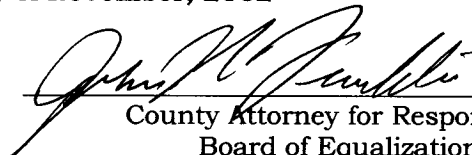
Additional market rental data was considered.

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 **22nd** day of **November, 2002**



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



County Attorney for Respondent, *5747*
Board of Equalization

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County Assessor

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

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

Docket Number: **40506**
StipCnty.mst

Single Schedule No.