

<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>LARRY MILLER TOYOTA,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St, #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 41257</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.: 63212-01-020**

**Category: Refund/Abatement**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

Land	\$2,015,819.00
Improvements	\$1,084,181.00
Total	\$2,100,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 and 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 24<sup>th</sup> day of December, 2003.

This decision was put on the record

December 23, 2003

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

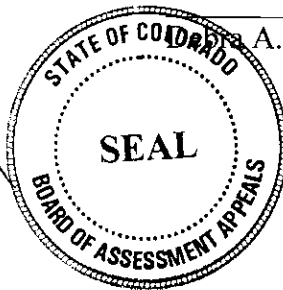
Karen E. Hart

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

*Sabra A. Baumbach*

Sabra A. Baumbach

*Jackie J. Brown*  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **41257**  
Single County Schedule Number: **63212-01-020**

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STIPULATION (As to Abatement/Refund For Tax Year **2001**)

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**Miller Family Real Estate, LLC**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COMMISSIONERS,**

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 1 LIBERTY TOYOTA SUB**

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>\$1,015,819.00</b>
Improvements:	<b>\$1,699,176.00</b>
Total:	<b>\$2,714,995.00</b>

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

Land:	<b>\$1,015,819.00</b>
Improvements:	<b>\$1,699,176.00</b>
Total:	<b>\$2,714,995.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year **2001** actual value for the subject property:

Land:	<b>\$2,015,819.00</b>
Improvements:	<b>\$1,084,181.00</b>
Total:	<b>\$2,100,000.00</b>

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

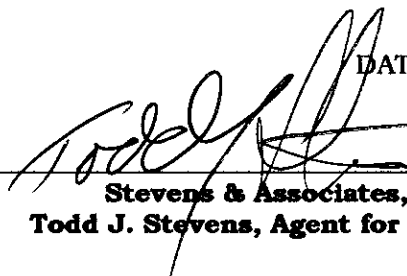
7. Brief narrative as to why the reduction was made:

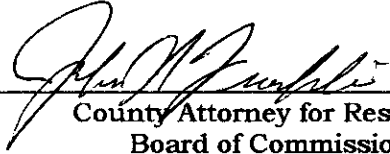
**Petitioner provided information that supports an adjustment to the 2001 value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **January 21, 2004 at 8:30 AM**

be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **10th** day of **December, 2003**

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

  
\_\_\_\_\_  
County Attorney for Respondent, *5747*  
Board of Commissioners

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

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

Telephone: **303-347-1878**

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

  
\_\_\_\_\_  
County Assessor

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

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

Docket Number: **41257**  
StipCnty.Aba

Single Schedule No. (Abatement)