

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>CONNIE CHI,</b>  v.  Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: Greg Evans Bridge & Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: 303-237-6997	<b>Docket Number: 41750</b>
<b>ORDER ON STIPULATION</b>	

**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.: 64183-10-010**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

**Total Value:           \$291,572**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 9th day of May 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 6, 2005

*Karen E Hart*

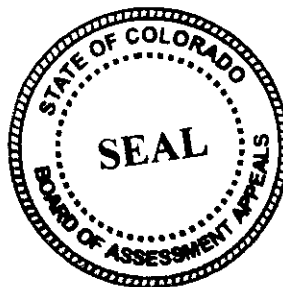
Karen E. Hart

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

*Keela Steele*  
Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **41750**  
Single County Schedule Number: **64183-10-010**

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STIPULATION (As to Tax Year **2003** Actual Value)

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**Ashley Enterprises, Inc. (Connie Chi)**

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 **2003** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

**LOTS 6 & 7 BLK 122 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 **2003**:

Land:	<b>\$228,000.00</b>
Improvements:	<b>\$173,844.00</b>
Total:	<b>\$401,844.00</b>

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

Land:	<b>\$228,000.00</b>
Improvements:	<b>\$173,844.00</b>
Total:	<b>\$401,844.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2003** actual value for the subject property:

Land:	<b>\$228,000.00</b>
Improvements:	<b>\$ 63,572.00</b>
Total:	<b>\$291,572.00</b>

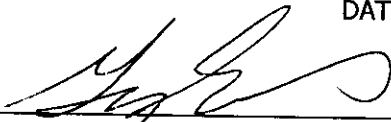
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

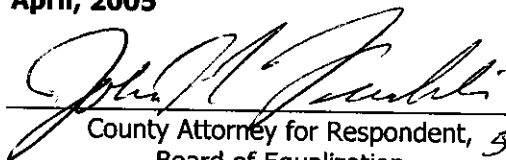
7. Brief narrative as to why the reduction was made:

**Agent for petitioner submitted actual income and expense reports, supporting a reduction to the overall value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **June 2, 2005 at 8:30 A.M.** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **28th** day of **April, 2005**

X   
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 Petitioner(s)  
 By: **Bridge & Associates**  
**Greg Evans**  
**Agent for Petitioner**

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

Address: **390 Union Blvd., Suite 330**  
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Address: **27 East Vermijo**  
**Colorado Springs, CO 80903**

Telephone: **303-573-7000**

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

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

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

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

Docket Number: **41750**  
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