

<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>COLORADO &amp; SANTA FE PARTNERS XII LTD.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Daniel R. Bartholomew Attorney &amp; Counselor at Law</p> <p>Address: 2121 S. Oneida St., Ste. 600 Denver, CO 80224</p> <p>Phone Number: 303.757.1799</p>	<p><b>Docket Number: 41813</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.: 64283-00-042+2**

**Category: Valuation      Property Type: Commercial**
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:

[PLEASE REFERENCE ATTACHED STUPLICATION]

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/MAILED** this 16<sup>th</sup> day of March, 2005.

This decision was put on the record

March 15, 2005

**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

Keela K. Steele  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): **41813**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

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**Colorado & Santa Fe Partners XII Ltd.**

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** valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as **Commercial** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2003**.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year **2003** actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year **2003**.

Multiple Schedule No(s)

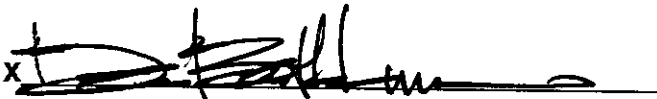
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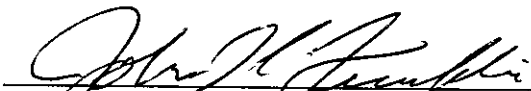
7. Brief narrative as to why the reductions were made:

**Reduction based on Market and Income / Expense analyses.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **January 28, 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 **6th** day of **January, 2005**.

  
Agent for Petitioner:  
**Daniel R. Bartholomew, Esq. #10772**  
Attorney & Counselor at Law

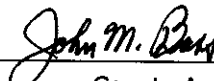
  
County Attorney for Respondent, 5747  
Board of Equalization

Address: **2121 S. Oneida Street, Suite 600**  
**Denver, CO 80224**

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

Telephone: **(303) 757-1799**

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

  
County Assessor

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

Telephone: **(719) 520-6600**

Docket Number: **41813**  
StipMlti.mst  
Multiple Schedule No(s)

**ATTACHMENT A  
ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 41813**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>64283-00-042</b>	<b>\$267,400.00</b>	<b>\$ 0.00</b>	<b>\$ 267,400.00</b>
<b>64283-00-045</b>	<b>\$188,833.00</b>	<b>\$1,911,622.00</b>	<b>\$2,100,455.00</b>
<b>64283-00-046</b>	<b>\$214,315.00</b>	<b>\$1,470,344.00</b>	<b>\$1,684,659.00</b>

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Multiple Schedule No(s)

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## ATTACHMENT B

### ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 41813

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>64283-00-042</b>	<b>\$267,400.00</b>	<b>\$ 0.00</b>	<b>\$ 267,400.00</b>
<b>64283-00-045</b>	<b>\$188,833.00</b>	<b>\$1,489,708.00</b>	<b>\$1,678,541.00</b>
<b>64283-00-046</b>	<b>\$214,315.00</b>	<b>\$1,146,944.00</b>	<b>\$1,361,259.00</b>

Multiple Schedule No(s)

## ATTACHMENT C

### ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 41813

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>64283-00-042</b>	<b>\$175,000.00</b>	<b>\$ 0.00</b>	<b>\$ 175,000.00</b>
<b>64283-00-045</b>	<b>\$188,833.00</b>	<b>\$1,489,708.00</b>	<b>\$1,678,541.00</b>
<b>64283-00-046</b>	<b>\$214,315.00</b>	<b>\$1,146,944.00</b>	<b>\$1,361,259.00</b>

Stip AtC

Multiple Schedule No(s)