

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LITTLE PARK RANCHES LLP,</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: Frederick Ross Co H L Saipe</p> <p>Address: 717 17th Street #2000 Denver, CO 80202-3323</p> <p>Phone Number: (303) 260-4357</p>	<p>Docket Number: 41847</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.: 64281-05-016

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:

Land	\$ 437,778.00
Improvements	<u>\$2,562,222.00</u>
Total	\$3,000,000.00

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 5th day of February, 2004.

This decision was put on the record

February 4, 2004

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

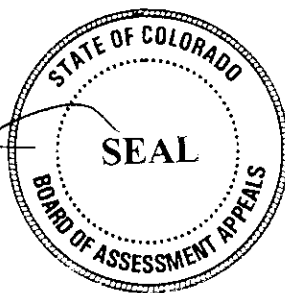
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **41847**
Single County Schedule Number: **64281-05-016**

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

Little Park Ranches, LLP

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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.

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EL PASO COUNTY BOARD OF EQUALIZATION

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

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

LOT 1 SOUTH CIRCLE PLAZA COLO SPGS

2. The subject property is classified as **Commercial / Industrial** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2003**:

Land:	\$ 437,778.00
Improvements:	\$3,062,221.00
Total:	\$3,499,999.00

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

Land:	\$ 437,778.00
Improvements:	\$3,062,221.00
Total:	\$3,499,999.00

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:	\$ 437,778.00
Improvements:	\$2,562,222.00
Total:	\$3,000,000.00

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

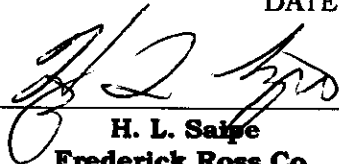
7. Brief narrative as to why the reduction was made:

Owners actual Income supports a total value reduction. Original value for 2003 was based strictly on sale of subject.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 19, 2004 at 3:00 P.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

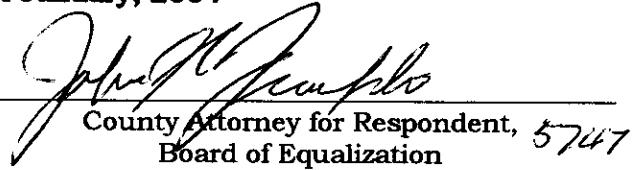
DATED this 13th day of January, 2004

X


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County Assessor

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (719) 520-6605

Docket Number: 41847
StipCnty.mst

Single Schedule No.