

<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>BETHESDA ASSOCIATES,</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: Steve A. Evans The E Company</p> <p>Address: P.O. Box 260511 Highlands Ranch, CO 80163</p> <p>Phone Number: 720.351.3515</p>	<p><b>Docket Number: 42123</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.: 6412402001**

**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:	\$ 598,950.00
Improvements:	<u>\$4,372,080.00</u>
Total:	\$4,971,030.00

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 11<sup>th</sup> day of September, 2004.

This decision was put on the record

September 10, 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**

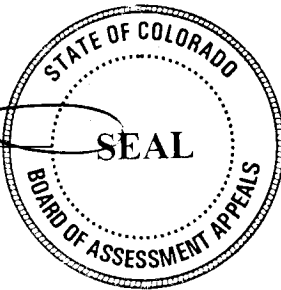
*Karen E Hart*

Karen E. Hart

*Debra A Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center of the seal, the word "SEAL" is printed.

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **42123**  
Single County Schedule Number: **64124-02-001**

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

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**Bethesda Associates**

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:

**LOT 1 BLK 1 SCIENCE PARK SUB FIL NO 1 PHASE 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 **2003**:

Land:	<b>\$ 598,950.00</b>
Improvements:	<b>\$6,263,451.00</b>
Total:	<b>\$6,862,401.00</b>

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

Land:	<b>\$ 598,950.00</b>
Improvements:	<b>\$6,263,451.00</b>
Total:	<b>\$6,862,401.00</b>

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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:       **\$ 598,950.00**  
Improvements: **\$4,372,080.00**  
Total:       **\$4,971,030.00**

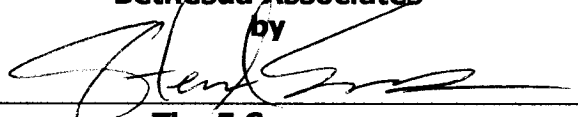
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

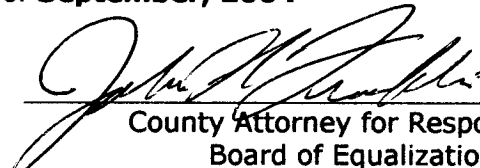
7. Brief narrative as to why the reduction was made:

**Reduction based on Actual 2001 / 2002 Income and Expenses**

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 3rd day of **September, 2004**

**Bethesda Associates**  
by  
  
X \_\_\_\_\_  
**The E Company**  
**Steve Evans, Agent**

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

Address: **PO Box 260511**  
**Highlands Ranch, CO 80163**

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

Telephone: **(720) 351-3515**

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

  
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County Assessor

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

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

Docket Number: **42123**  
StipCnty.mst

Single Schedule No.