

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>EVANS REAL ESTATE,</b>  v.  Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner: Name:            Todd J Stevens Stevens & Associates Inc Address:        640 Plaza Dr Suite 290 Littleton, CO 80129 Phone Number: 303-347-1878	<b>Docket Number: 42240</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.: 64323-04-093**  
  
**Category: Valuation      Property Type: Residential**
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:           \$7,100,000**

(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 18th day of May 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 17, 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: **42240**  
Single County Schedule Number: **64323-04-093**

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

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**Evans Real Estate**

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:

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2. The subject property is classified as **Multi-Residential** property.

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

Land:	<b>\$ 946,775.00</b>
Improvements:	<b>\$ 9,495,536.00</b>
Total:	<b>\$10,442,311.00</b>

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

Land:	<b>\$ 946,775.00</b>
Improvements:	<b>\$ 9,495,536.00</b>
Total:	<b>\$10,442,311.00</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>\$ 946,775.00</b>
Improvements:	<b>\$6,153,225.00</b>
Total:	<b>\$7,100,000.00</b>

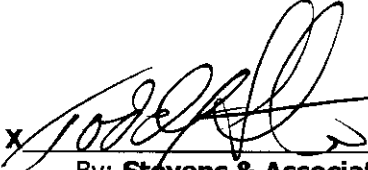
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

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

**A further review of the property revealed details that resulted in a decrease to the overall property value.**

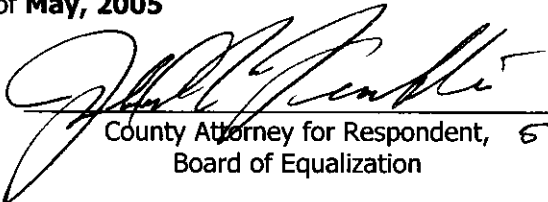
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **June 3, 2005 at 8:30 A. M.** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **2nd** day of **May, 2005**

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

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**Littleton, CO 80129**

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County Attorney for Respondent, **6247**  
Board of Equalization

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County Assessor

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

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

Docket Number: **42240**  
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