

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: NORTH COLORADO-SERS, INC., v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald S. Loser, Esq. Robinson, Waters & O'Dorisio Address: 1099 18 th Street, Suite 2600 Denver, Colorado 80202-1926 Phone Number: 303-297-2600	Docket Number: 42312
ORDER ON STIPULATION	

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 Nos.: 63184-02-013, 63184-02-012, 63184-02-014

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 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/MAILED this 8th day of February, 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

February 7, 2005

Karen E Hart

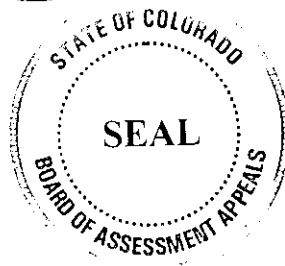
Karen E. Hart

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

Marian Brennan
Marian Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **42312**

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

North Colorado-SERS, Inc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.

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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BOARD OF ASSESSMENT APPEALS

7. Brief narrative as to why the reductions were made:
Reduction is based on Income / Expense analysis.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on
January 27, 2005 at 1:00 P.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 January, 2005.

x  #1685

Petitioner(s)

By: **Robinson, Waters and O'Dorisio**
Ronald S. Loser, Esq.
Attorney for petitioner

Address: **1099 18th Street, Suite 2600**
Denver, CO 80202-1926

Telephone:



County Attorney for Respondent, 5-747
Board of Equalization

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

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



County Assessor

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

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

Docket Number: **42312**
StipMlti.mst
Multiple Schedule No(s)

ATTACHMENT A
ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 42312

Schedule Number	Land Value	Improvement Value	Total Actual Value
63184-02-012	\$ 761,647.00	\$11,475,353.00	\$12,237,000.00
63184-02-013	\$ 788,545.00	\$11,619,451.00	\$12,407,996.00
63184-02-014	\$1,026,383.00	\$11,619,451.00	\$12,645,834.00

Stip.AtA
Multiple Schedule No(s)

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

DOCKET NUMBER(S): 42312

Schedule Number	Land Value	Improvement Value	Total Actual Value
63184-02-012	\$ 761,647.00	\$11,475,353.00	\$12,237,000.00
63184-02-013	\$ 788,545.00	\$11,619,451.00	\$12,407,996.00
63184-02-014	\$1,026,383.00	\$11,619,451.00	\$12,645,834.00

Stip.AtB
Multiple Schedule No(s)

ATTACHMENT C
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 42312

Schedule Number	Land Value	Improvement Value	Total Actual Value
63184-02-012	\$ 761,647.00	\$8,404,985.00	\$9,166,632.00
63184-02-013	\$ 788,545.00	\$8,509,220.00	\$9,297,765.00
63184-02-014	\$1,026,383.00	\$8,509,220.00	\$9,535,603.00

Stip AtC
Multiple Schedule No(s)