

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**JUANITA MEYER TRUST,**

v.

Respondent:

**EL PASO COUNTY BOARD OF COMMISSIONERS.**

Attorney or Party Without Attorney for the Petitioner:

Name: Steve A. Evans  
The E Company  
Address: P.O. Box 260511  
Highlands Ranch, CO 80163  
Phone Number: 720-351-3515

**Docket Number: 43558**

**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 No.: 63211-06-021**

**Category: Refund/Abatement      Property Type: Commercial**

2. Petitioner is protesting the 2001/2002 actual value of the subject property.

3. The parties agreed that the 2001/2002 actual value of the subject property should be reduced to:

See Attached Stipulations

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001/2002 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 26<sup>th</sup> day of July, 2004.

This decision was put on the record

July 24, 2004

**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

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **43558**  
Single County Schedule Number: **63211-06-021**

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STIPULATION (As to Abatement/Refund For Tax Year **2001**)

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**Juanita Meyer Trust**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COMMISSIONERS,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2001** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter it's 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 PLUM TREE CENTER FIL NO 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 **2001**:

Land:	<b>\$ 405,761.00</b>
Improvements:	<b>\$5,794,239.00</b>
Total:	<b>\$6,200,000.00</b>

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

Land:	<b>\$ 405,761.00</b>
Improvements:	<b>\$5,794,239.00</b>
Total:	<b>\$6,200,000.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year **2001** actual value for the subject property:

Land:           **\$ 405,761.00**  
Improvements: **\$4,634,839.00**  
Total:           **\$5,040,600.00**


6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

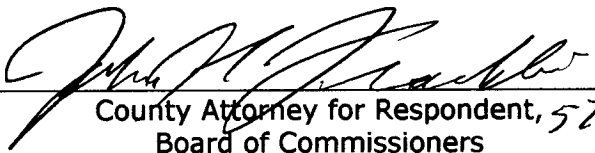
7. Brief narrative as to why the reduction was made:

**Based on year 2000 actual 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 **9th** day of **July, 2004**

x   
\_\_\_\_\_  
**Steve Evans, Agent**  
**The E Company**

  
\_\_\_\_\_  
County Attorney for Respondent, **5247**  
Board of Commissioners

Address: **P.O. Box 260511**  
**Highlands Ranch, CO 80163**

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

Telephone: **720-351-3515**

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

  
\_\_\_\_\_  
County Assessor

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

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

Docket Number: **43558**  
StipCnty.Aba

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **43558**  
Single County Schedule Number: **63211-06-021**

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STIPULATION (As to Abatement/Refund For Tax Year **2002**)

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**Juanita Meyer Trust**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COMMISSIONERS,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2002** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter it's 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 PLUM TREE CENTER FIL NO 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 **2002**:

Land:	<b>\$ 405,761.00</b>
Improvements:	<b>\$5,794,239.00</b>
Total:	<b>\$6,200,000.00</b>

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

Land:	<b>\$ 405,761.00</b>
Improvements:	<b>\$5,794,239.00</b>
Total:	<b>\$6,200,000.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year **2002** actual value for the subject property:

Land:	<b>\$ 405,761.00</b>
Improvements:	<b>\$4,634,839.00</b>
Total:	<b>\$5,040,600.00</b>


6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

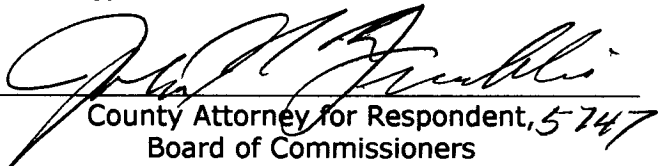
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DATED this **9th** day of **July, 2004**

x   
\_\_\_\_\_  
**Steve Evans, Agent**  
**The E Company**

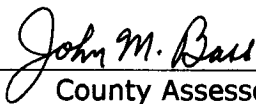
  
\_\_\_\_\_  
County Attorney for Respondent, 5747  
Board of Commissioners

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Single Schedule No. (Abatement)

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