

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43574</b>
Petitioner: <b>A BETTER BUSINESS CENTER/CRADDOCK DEVELOPMENT CO,</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF COMMISSIONERS.</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.: 6331109001**

**Category: Abatement      Property Type: Commercial Real**
  
2. Petitioner is protesting the 02-03 actual value of the subject property.
  
3. The parties agreed that the 02-03 actual value of the subject property should be reduced to:  

**Total Value:            \$1,500,000**

(Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 02-03 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 3rd day of November 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 2, 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

*Penny Lowenthal*  
Penny Lowenthal



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **43574**

Single County Schedule Number: **63311-09-001**

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STIPULATION (As to Abatement/Refund For Tax Year **2003**)

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**A Better Business Center, LLC (Craddock Development Co.)**

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 **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:

**TRACT IN NE4 SEC 31-13-66 AS FOLS, BEG AT A PT ON W R/W LN OF U S HWY 85 THAT IS 1101.9 FT S 2°39' E S 1°58'44" E 607.42 FT, S 85°94'14" E 226.34 FT, N 87°58'23" E 223.1 FT, N 88°19'16" E 1.40 FT, N 8°36'16" E 41.19 FT, N 1°53'44" W 100.25 FT, N 02°3' W 200.75 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 1860 FT AN ARC DIST OF 73.58 FT, N 02°30' E 162.20 FT, S 87°30' W 28 FT, N 02°30' W 56.6 FT TO POB**

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:	<b>\$ 591,980.00</b>
Improvements:	<b>\$1,289,719.00</b>
Total:	<b>\$1,881,699.00</b>

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

Land:	<b>\$ 591,980.00</b>
Improvements:	<b>\$1,289,719.00</b>
Total:	<b>\$1,881,699.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year **2003** actual value for the subject property:

Land:	<b>\$ 591,980.00</b>
Improvements:	<b>\$ 908,020.00</b>
Total:	<b>\$1,500,000.00</b>

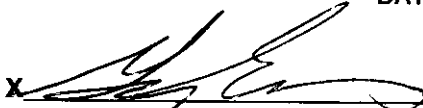
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

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

**Agent for owner supplied actual income and after further review, the newly submitted information supports a reduction in value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **November 15, 2005 at 8:30 AM** be vacated; or,  (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **25th** day of **October, 2005**

  
By: **Bridge & Associates**  
**Greg Evans, Agent for Petitioner**

  
County Attorney for Respondent, *5-747*  
Board of Commissioners

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Address: **27 East Vermijo**  
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Telephone: **(719) 520-6485**

  
County Assessor

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**Colorado Springs, CO 80903**

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

Docket Number: **43574**  
StipCnty.Aba