

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>JOHNSON FAMILY REVOCABLE LIVING TRUST,</b>  v.  Respondent:  <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
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	<b>Docket Number: 44439</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.: 63054-05-019**  
  
**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$126,995.00
Improvements:	<u>\$301,005.00</u>
Total:	\$428,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 3<sup>rd</sup> day of November, 2004.

This decision was put on the record

November 2, 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**

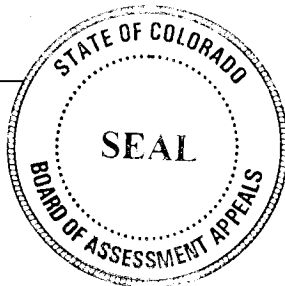
*Karen E Hart*

Karen E. Hart

*Debra A Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **44439**

Single County Schedule Number: **63054-05-019 (New #: 63054-05-045)**

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STIPULATION (As to Tax Year **2004** Actual Value)

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**Johnson Family Revocable Living Trust**

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 **2004** 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 4 CHAPEL HILLS OFFICE FIL NO 1 COLO SPGS**

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 **2004**:

Land:	<b>\$126,995.00</b>
Improvements:	<b>\$398,005.00</b>
Total:	<b>\$525,000.00</b>

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

Land:	<b>\$126,995.00</b>
Improvements:	<b>\$398,005.00</b>
Total:	<b>\$525,000.00</b>

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BOARD OF ASSESSMENT APPEALS

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2004** actual value for the subject property:

Land:	<b>\$126,995.00</b>
Improvements:	<b>\$301,005.00</b>
Total:	<b>\$428,000.00</b>

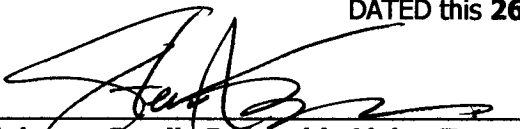
6. The valuation, as established above, shall be binding only with respect to tax year **2004**.

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

**Reduction based on analysis of base year 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.)

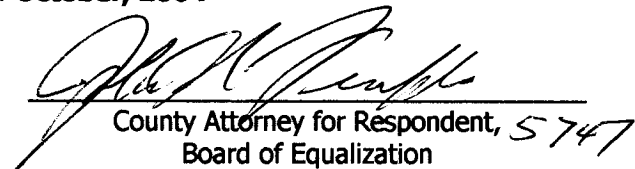
DATED this 26th day of **October, 2004**

X   
**Johanson Family Revocable Living Trust**  
**by: The E Company Real Estate Services**  
**Steve Evans, Agent**

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

Telephone: **(701) 351-3515**

Docket Number: **44439**  
StipCnty.mst

  
County Attorney for Respondent, *5747*  
Board of Equalization

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

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County Assessor

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**Colorado Springs, CO 80903**

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