

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44750
Petitioner: CONNECTICUT COLORADO III LTP, v. Respondent: FREMONT COUNTY BOARD OF EQUALIZATION.	
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.: 110-80-124+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$3,800,000

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

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

The Fremont County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 1st day of November 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 30, 2006

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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 44750

Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2006 Actual Value)

CONNECTICUT COLORADO III, LTP

Petitioner

V.

FREMONT COUNTY BOARD OF EQUALIZATION,

Respondent.

2006 OCT 09 11:1:53

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:

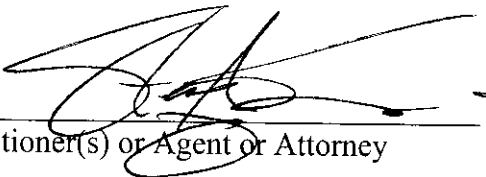
1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Commercial.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2006.
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 2005 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 2006.

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7. Brief narrative as to why the reduction was made: The Parties acknowledge reasonable differences may exist in valuation of property by the income approach. The stipulated values represent a compromise valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 18, 2006 at 10:00 a.m be vacated.

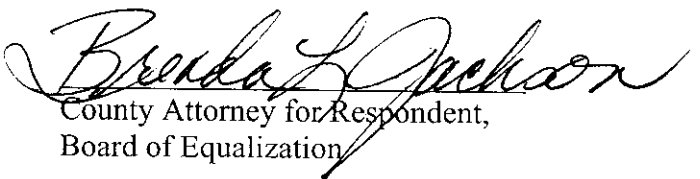
DATED this 27th day of October, 2006.



Petitioner(s) or Agent or Attorney

The E Company
Steve A. Evans
P.O. Box 1750
Castle Rock, CO 80163


Telephone: 720/351-3515



County Attorney for Respondent,
Board of Equalization

Fremont County Attorney
Brenda L. Jackson
615 Macon Ave., Ste 211
Canon City, CO 81212

Telephone: 719/276-7499



James W. Deatherage
County Assessor
615 Macon Ave.
Canon City, CO 81212

Telephone: 719/276-7310

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 44750

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
110-80-124	\$ _____ .00	\$ _____ .00	\$1,822,972.00
110-80-164	\$ _____ .00	\$ _____ .00	\$2,156,117.00

**PROPERTY IS VALUED BY INCOME APPROACH
LAND AND IMPROVEMENTS ARE COMBINED**

TOTAL: \$ _____ .00 \$ _____ .00 \$3,979,089.00

ATTACHMENT B

Actual Values after timely appeal to Board of Equalization

Docket Number 44750

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
110-80-124	\$ _____ .00	\$ _____ .00	\$1,822,972.00
110-80-164	\$ _____ .00	\$ _____ .00	\$2,156,117.00

**PROPERTY IS VALUED BY INCOME APPROACH
LAND AND IMPROVEMENTS ARE COMBINED**

TOTAL: \$ _____ .00 \$ _____ .00 \$3,979,089.00

ATTACHMENT C

Actual Values Reflecting Stipulation of the Parties

Docket Number 44750

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
110-80-124	\$ _____ .00	\$ _____ .00	\$1,742,382.00
110-80-164	\$ _____ .00	\$ _____ .00	\$2,057,618.00
PROPERTY IS VALUED BY INCOME APPROACH LAND AND IMPROVEMENTS ARE COMBINED			
TOTAL:	\$ _____ .00	\$ _____ .00	\$3,800,000.00