

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51274
Petitioner: CHRISTIAN BOOK SELLERS ASSOC., v. Respondent: EL PASO COUNTY BOARD OF COMMISSIONERS.	
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.: 62332-02-003AA

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$3,986,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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 12th day of May 2009.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

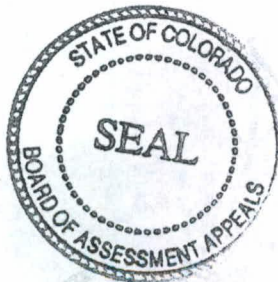
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **51274**
Single County Schedule Number: **62332-02-003**

STIPULATION (As to Tax Year **2006** Actual Value)

Christian Book Seller Assoc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION, COUNTY COMMISSIONERS

Respondent

2009 MAY 11 AM 10:16
STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2006** 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 1 BRIARGATE BUSINESS CAMPUS FIL NO 23

2. The subject property is classified as **Commercial / Office** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2006**:

Land:	\$ 871,200.00
Improvements:	\$4,731,120.00
Total:	\$5,602,320.00

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

Land:	\$ 871,200.00
Improvements:	\$4,731,120.00
Total:	\$5,602,320.00

Single Schedule No.

1

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2006** actual value for the subject property:

Land:	\$ 871,200.00
Improvements:	\$3,114,800.00
Total:	\$3,986,000.00

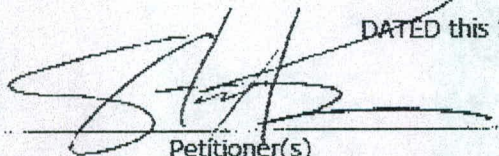
6. The valuation, as established above, shall be binding only with respect to tax year **2006**.

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

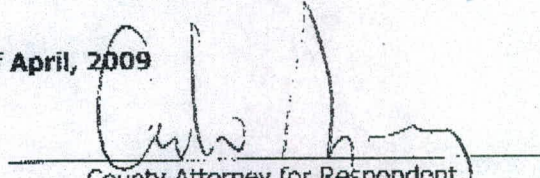
Owner's actual income and expenses supports a reduction

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **May 28, 2009 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 **15th** day of **April, 2009**



Petitioner(s)
By: **Steve A. Evans**
The "E" Company



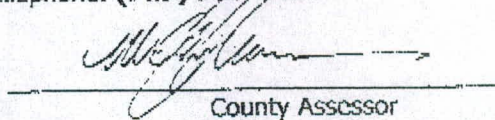
County Attorney for Respondent,
Board of Equalization

Address: **PO Box 1750**
Castle Rock, CO 80104

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

Telephone:

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



County Assessor

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

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

Docket Number: **51274**
StipCnty.mst

Single Schedule No.