

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51617</b>
Petitioner: <b>MALCOLM E. GUTHRIE ,</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</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.: 63311-04-018**  
  
**Category: Valuation      Property Type: Commercial Real**
  
2. Petitioner is protesting the 2009 actual value of the subject property.
  
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  
**Total Value:            \$906,000**  
**(Reference Attached Stipulation)**
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 December 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: **51617**  
Single County Schedule Number: **63311-04-018**

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STIPULATION (As to Tax Year **2009** Actual Value)

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**Malcolm E Guthrie**

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 **2009** 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:

**THAT PART OF LOT 1 AS FOLS; BEG AT SE COR OF SD LOT, TH N 90° W ALG S LOT LN 461.28 FT,  
NO 01° 51' W 220.07 FT, N 90° E 477.60 FT TO A PT ON WLY R/W LN OF STONE AVE, TH S 02° 28'  
W ALG SD R/W LN 219.90 FT TO POB BLK 1 J D ADAMS SUB 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 **2009**:

Land:	<b>\$ 323,823.00</b>
Improvements:	<b>\$ 739,830.00</b>
Total:	<b>\$1,063,653.00</b>

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

Land:	<b>\$ 323,823.00</b>
Improvements:	<b>\$ 739,830.00</b>
Total:	<b>\$1,063,653.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2009** actual value for the subject property:

Land:	<b>\$323,823.00</b>
Improvements:	<b>\$582,177.00</b>
Total:	<b>\$906,000.00</b>

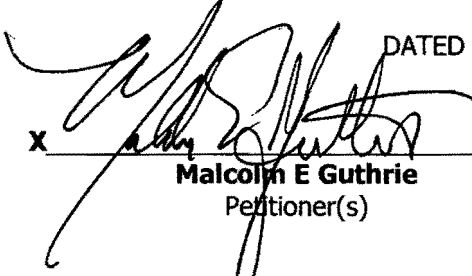
6. The valuation, as established above, shall be binding only with respect to tax year **3009**.

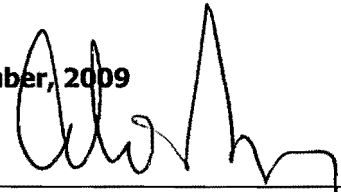
7. Brief narrative as to why the reduction was made:

**Market data supports an adjustment**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 23, 2009 at 8:30 A.M.** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **17th** day of **November, 2009**

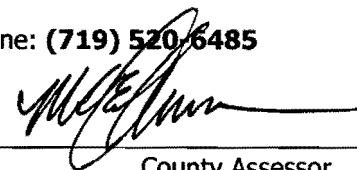
X   
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**Malcolm E Guthrie**  
Petitioner(s)

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

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

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Docket Number: **51617**  
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