

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51855</b>
Petitioner: <b>THREE J HOLDINGS LLLP,</b>  v. Respondent: <b>TELLER 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.: R0039497**
  - 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:            \$2,091,619**
  - (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 Teller County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 14th day of September 2010.

**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.

*Cara McKeller*  
\_\_\_\_\_  
Cara McKeller

*Debra A Baumbach*

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

RECEIVED  
SEP 13 2010  
Teller County Assessor

2010 SEP 13 11:31:15  
Docket Number: 51855

Single County Schedule Number: R0039497

STIPULATION (As to Abatement/Refund for Tax Year 2009)

THREE J HOLDINGS, LLLP,

Petitioner,

vs.

TELLER COUNTY BOARD OF COMMISSIONERS,

Respondent.

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:  
the Commercial Property located at 201 South Fairview Street,  
Woodland Park, CO

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$ <u>561,805.00</u>
Improvements	\$ <u>2,022,340.00</u>
Total	\$ <u>2,584,145.00</u>

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

Land	\$ <u>561,805.00</u>
Improvements	\$ <u>1,788,195.00</u>
Total	\$ <u>2,350,000.00</u>

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

Land	\$	<u>561,805</u>	.00
Improvements	\$	<u>1,529,814</u>	.00
Total	\$	<u>2,091,619</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made:  
Additional information has been submitted by the Agent for the petitioner indicating that a reduction in value is warranted.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 20 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

L. W. Gruen DATED this 27 day of August, 2010.  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

[Signature]  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Commissioners

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Tom King  
\_\_\_\_\_  
County Assessor

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