

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51926</b>
Petitioner: <b>MASTER SOLUTIONS, LLC,</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.: 62332-02-019+1**

**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:            \$535,000**  
 (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 15th 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.

*Melissa Nord*

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): **51926**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

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**Master Solutions LLC**

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** valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter it's 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 CONDOMINIUMS**.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2009**.
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 **2009** 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 **2009**.

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Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:

**Further information supports a reduction in total valuation for 2009.**

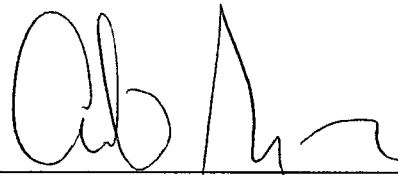
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 17, 2009 at 8:30 AM** be vacated; or,  (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **30th** day of **November, 2009**.

**MASTER SOLUTIONS LLC**

Petitioner(s)

**X**   
By: **Rick B Magar**



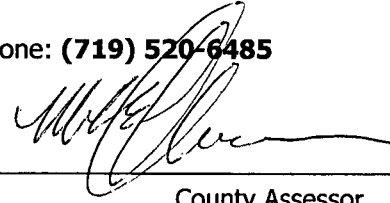
County Attorney for Respondent,  
Board of Equalization

Address: **1880 Office Club Pointe  
Colorado Springs, CO 80920**

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

Telephone: **719-272-8170**

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



County Assessor

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

Telephone: **(719) 520-6600**

Docket Number: **51926**

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Multiple Schedule No(s)

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**ATTACHMENT A**  
**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 51926**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>62332-02-019</b>	<b>\$46,270.00</b>	<b>\$386,930.00</b>	<b>\$433,200.00</b>
<b>62332-02-020</b>	<b>\$47,458.00</b>	<b>\$407,342.00</b>	<b>\$454,800.00</b>

Stip.AtA  
Multiple Schedule No(s)

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**ATTACHMENT B**

**ACTUAL VALUES, AS ASSIGNED BY  
THE COUNTY BOARD OF EQUALIZATION  
AFTER A TIMELY APPEAL**

**DOCKET NUMBER(S): 51926**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>62332-02-019</b>	<b>\$46,270.00</b>	<b>\$315,130.00</b>	<b>\$361,400.00</b>
<b>62332-02-020</b>	<b>\$47,458.00</b>	<b>\$329,742.00</b>	<b>\$377,200.00</b>

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Stip.AtB  
Multiple Schedule No(s)

**ATTACHMENT C**  
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

**DOCKET NUMBER(S): 51926**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>62332-02-019</b>	<b>\$46,270.00</b>	<b>\$221,230.00</b>	<b>\$267,500.00</b>
<b>62332-02-020</b>	<b>\$47,458.00</b>	<b>\$220,042.00</b>	<b>\$267,500.00</b>

Stip AtC  
Multiple Schedule No(s)