

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53428
Petitioner: <b>JANEX 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.: 64332-06-006**

**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:            \$850,000**  
(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 June 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

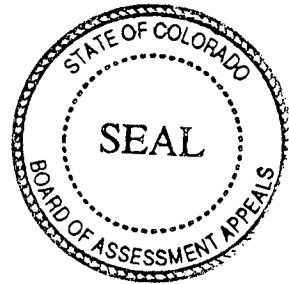
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Cara McKeller*

Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2014 3:07

Docket Number: **53428**

Single County Schedule Number: **64332-06-006**

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

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**Janex 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** 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 STOOKS SUB COLO SPGS CO**

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>\$ 167,399.00</b>
Improvements:	<b>\$ 961,001.00</b>
Total:	<b>\$1,128,400.00</b>

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

Land:	<b>\$ 167,399.00</b>
Improvements:	<b>\$ 961,001.00</b>
Total:	<b>\$1,128,400.00</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:

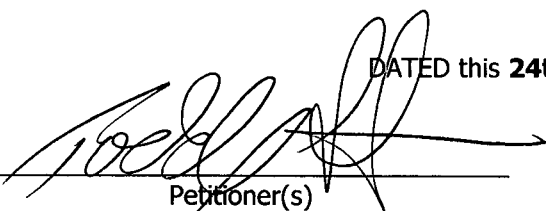
Land:	<b>\$167,399.00</b>
Improvements:	<b>\$682,601.00</b>
Total:	<b>\$850,000.00</b>

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:

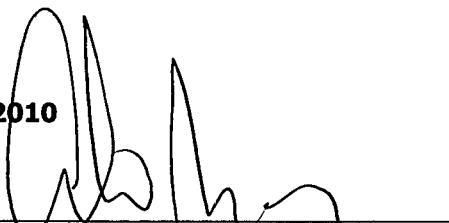
**Typical income and expenses support an adjustment**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **June 23, 2010 at 8:30 AM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

**X**   
\_\_\_\_\_  
Petitioner(s)  
By: **Stevens & Associates Inc**  
**Todd J Stevens, agent**

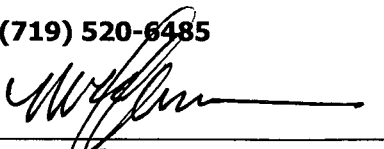
Address: **9800 Mt Pyramid Ct Ste 220**  
**Englewood, CO 80112**

Telephone: **303-347-1878**

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

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

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

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

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

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

Docket Number: **53428**  
StipCnty.mst