

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55557</b>
Petitioner: <b>NET LEASE DEVELOPMENT, 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.: 71360-02-042**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

**Total Value:            \$1,353,585**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 25th day of January 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

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

*CM*

Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
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Docket Number: **55557**  
Single County Schedule Number: **71360-02-042**

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STIPULATION (As to Tax Year **2010** Actual Value)

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**Net Lease Development 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 **2010** 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 4 MONUMENT RIDGE FINAL PLAT**

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 **2010**:

Land:	<b>\$1,318,112.00</b>
Improvements:	<b>\$ 448,548.00</b>
Total:	<b>\$1,766,660.00</b>

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

Land:	<b>\$1,318,112.00</b>
Improvements:	<b>\$ 448,548.00</b>
Total:	<b>\$1,766,660.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2010** actual value for the subject property:

Land:	<b>\$ 905,037.00</b>
Improvements:	<b>\$ 448,548.00</b>
Total:	<b>\$1,353,585.00</b>

6. The valuation, as established above, shall be binding only with respect to tax year **2010**.

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

**Adjustment is based on information received from the petitioner**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 14, 2011 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 **22nd** day of **December, 2010**

x Barry J Goldstein

Petitioner(s)

By: **Sterling Equities**

**Barry Goldstein, Agent for Petitioner**

# 2218

Address: **950 S Cherry Street, Ste 320**  
**Denver, CO 80246**

Telephone: **(303) 757-8865**

[Signature]  
County Attorney for Respondent,  
Board of Equalization

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

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

[Signature]  
County Assessor

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

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

Docket Number: **55557**  
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