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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 56009</b> |
| Petitioner:<br><b>PRASTOY LLC,</b><br><br>v.<br><br>Respondent:<br><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.: 71042-09-015**

**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:            \$950,000**  
 (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 27th day of January 2011.

**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.

*CM*

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

*Debra A Baumbach*

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Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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BOARD OF ASSESSMENT APPEALS  
2011 JAN 25 PM 1:11

Docket Number: **56009**  
Single County Schedule Number: **71042-09-015**

*685 COUNTY LN RD*

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

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**Prastoy 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 2 STAR COUNTRY SUB**

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>\$ 88,535.00</b>   |
| Improvements: | <b>\$1,118,812.00</b> |
| Total:        | <b>\$1,207,347.00</b> |

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

|               |                       |
|---------------|-----------------------|
| Land:         | <b>\$ 88,535.00</b>   |
| Improvements: | <b>\$1,011,465.00</b> |
| Total:        | <b>\$1,100,000.00</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>\$ 88,535.00</b> |
| Improvements: | <b>\$861,465.00</b> |
| Total:        | <b>\$950,000.00</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:

**Income data supports an adjustment**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **February 7, 2011 at 8:30 AM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

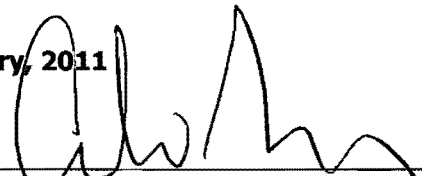
DATED this **20th** day of **January, 2011**

x   
\_\_\_\_\_  
Petitioner(s)

By: **Property Tax Reduction Services**  
**Tom Rhue, agent for petitioner**

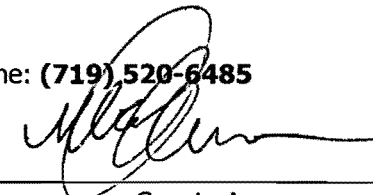
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Telephone:

  
\_\_\_\_\_  
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: **56009**  
StipCnty.mst