

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57690</b>
Petitioner: <b>1958 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.: 62163-05-014**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  
  

**Total Value:            \$614,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 9th day of November 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2011 NOV -7 AM 8:02

Docket Number: **57690**  
Single County Schedule Number: **63163-05-014**

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STIPULATION (As to Tax Year **2011** Actual Value)

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**1958 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 **2011** 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 THE OFFICE PARK AT ERINDALE PURSUANT TO BOUNDARY ADJUSTMENT AS SHOWN ON SURVEY REC IN BK 3600-710, 711**

2. The subject property is classified as **COMMERCIAL OFFICE** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2011**:

Land:	<b>\$205,477.00</b>
Improvements:	<b>\$635,459.00</b>
Total:	<b>\$840,936.00</b>

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

Land:	<b>\$205,477.00</b>
Improvements:	<b>\$635,459.00</b>
Total:	<b>\$840,936.00</b>

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2011** actual value for the subject property:

Land:	\$205,477.00
Improvements:	\$408,523.00
Total:	\$614,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2011**.

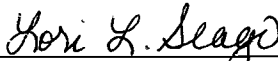
7. Brief narrative as to why the reduction was made:

**AGENT SUPPLIED OWNER'S ACTUAL INCOME SUPPORTING A REDUCTION IN VALUE.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **NOVEMBER 17, 2011** at **8:30 A.M.** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26<sup>TH</sup> day of **OCTOBER 2011**

X   
\_\_\_\_\_  
Petitioner(s)  
By: **AGENT – TOM KEYES**

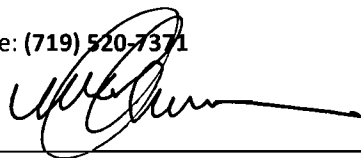
  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

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**Colorado Springs, CO 80903**

Telephone: **(303) 355-5871**

Telephone: **(719) 520-7371**

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

Address: **1675 West Garden of the Gods Rd.**  
**Suite 2300**  
**Colorado Springs, CO 80903**

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

Docket Number: **57690**  
StipCnty.mst