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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: 57980</b> |
| Petitioner:<br><b>IMPERIAL HOLDINGS GROUP, LLC,</b><br><br>v.<br>Respondent:<br><b>TELLER 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.: R0000480**

**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:            \$63,269**

(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 Teller County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 9th day of January 2012.

**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

ST. JOSEPH COUNTY  
BOARD OF ASSESSMENT APPEALS

2012 JAN -6 AM 8:36

Docket Number: 57980

Single County Schedule Number: R0000480, Parcel no. 4005.134100310

STIPULATION (As to Tax Year 2011 Actual Value)

IMPERIAL HOLDINGS GROUP LLC

Petitioner,

vs.

TELLER COUNTY BOARD OF EQUALIZATION,

Respondent.

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:  
a commercial improvement designated as a storage warehouse.  
The legal description is W 15 FT L18, ALL L19 & L20 B15  
Fremont Addition

2. The subject property is classified as commercial (what type of property).

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

|              |    |                   |
|--------------|----|-------------------|
| Land         | \$ | 157,831.00        |
| Improvements | \$ | 59,321.00         |
| Total        | \$ | <u>217,152.00</u> |

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

|              |    |                   |
|--------------|----|-------------------|
| Land         | \$ | 157,831.00        |
| Improvements | \$ | 49,434.00         |
| Total        | \$ | <u>207,265.00</u> |

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:

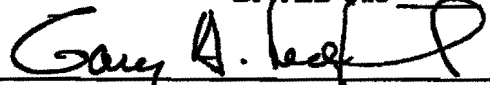
|              |    |                  |
|--------------|----|------------------|
| Land         | \$ | <u>41,382.00</u> |
| Improvements | \$ | <u>21,887.00</u> |
| Total        | \$ | <u>63,269.00</u> |

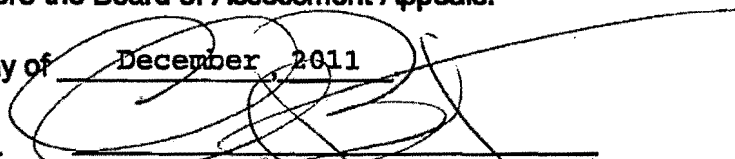
6. The valuation, as established above, shall be binding only with respect to tax year 2011.

7. Brief narrative as to why the reduction was made:  
On 12/21/2011, an interior & exterior physical inspection of the property resulted in a correction to the square footage & adjustments for significant interior deterioration (water damage, rot & mold). It required a land market adjustment since the owner purchased .48 acres in the same land economic area classified as secondary land CC during the base period

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 10, 2012 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.


DATED this 23 day of December, 2011

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

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

Address:  
IMPERIAL HOLDINGS GROUP LLC  
P O BOX 803  
CRIPPLE CREEK, CO 80813  
\_\_\_\_\_  
Telephone: 760-559-5963

Address:  
TELLER COUNTY COMMISSIONERS  
P O BOX 959  
112 N. A ST.  
CRIPPLE CREEK, CO 80813  
\_\_\_\_\_  
Telephone: 719-689-2988

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

Address:  
BETTY CLARK-WINE  
PO BOX 1008 101 W BENNETT AVE  
CRIPPLE CREEK, CO 80813  
\_\_\_\_\_  
Telephone: 719-689-2941

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