

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58178
Petitioner: TELE&C INVESTMENTS, LLC, v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 74112-25-028

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: \$235,000

(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 27th day of December 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

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

2011 OCT 27 AM 8:22

Docket Number: **58178**
Single County Schedule Number: **74112-25-028**

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

TELE&C INVESTMENTS, LLC.

Petitioner(s),

vs.

EL PASO 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:

LOT 24 BLK 159 COLORADO CITY, EX PART DES AS FOLS; BEG AT MOST SLY COR OF LOT 24, TH NELY ALG SELY LOT LN 120.05 FT TO MOST ELY COR OF SD LOT, ANG L 89<59'30" 30.03 FT, ANG L 90<00'30" 16.0 FT, ANG L 89<59'30" 19.33 FT, ANG R 89<59'30" 12.0 FT, ANG L 09<27'44" 16.22 FT, ANG R 09<27'44" 20.0 FT, ANG L 13<06'58" 10.27 FT, ANG R 13<06'58" 46.06 FT, TH ANG L 90<00'40" 5.67 FT TO POB, COLO SPGS

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 2011:

Land:	\$22,491.00
Improvements:	\$299,259.00
Total:	\$321,750.00

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

Land:	\$22,491.00
Improvements:	\$277,509.00
Total:	\$300,000.00

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:	\$22,491.00
Improvements:	\$212,509.00
Total:	\$235,000.00

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

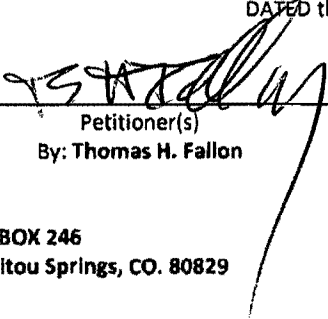
7. Brief narrative as to why the reduction was made:

ADJUSTMENT BASED ON ADDITIONAL MARKET AND INCOME DATA.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **JANUARY 11, 2012 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 14TH day of DECEMBER, 2011

x

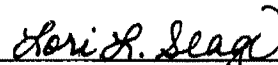


Petitioner(s)

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County Attorney Respondent,
Board of Equalization

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County Assessor Deputy Assessor

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StipCnty.mst

Single Schedule No.