

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58893</b>
Petitioner: <b>COPT NORTHCREEK 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.: 63184-02-018+2**  
  
**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:            \$23,878,195**  
 (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 February 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

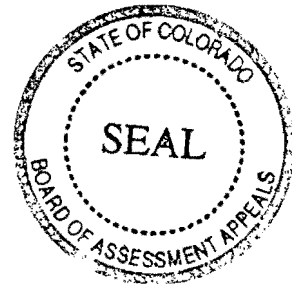
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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Debra A. Baumbach

*CM*

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): **58893**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

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**COPT NORTHCREEK 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 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter it's order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as COMMERCIAL OFFICE properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2011.

Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made: OWNER'S INCOME SUPPORTS A REDUCTION
  
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on FEBRUARY 14, 2012 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 30<sup>TH</sup> day of JANUARY 2012.

*x M. Van Donselaar*

Petitioner(s)

By: **MICHAEL VAN DONSELLAR - AGENT  
DUFF & PHELPS**

Address: **950 17<sup>TH</sup> STREET, SUITE 2000  
DENVER, CO 80202**

Telephone: **303-749-9034**

*Hori L. Seag*

County Attorney for Respondent,  
Board of Equalization

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

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

*[Signature]*

County Assessor

Address: **1675 W. Garden of the Gods Rd. Ste 2300  
Colorado Springs, CO 80907**

Telephone: **(719) 520-6600**

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StipMlti.mst

Multiple Schedule No(s)

**ATTACHMENT A**  
**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 58893**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>63184-02-018</b>	<b>\$886,988</b>	<b>\$8,698,392</b>	<b>\$9,585,380</b>
<b>63184-02-019</b>	<b>\$865,755</b>	<b>\$6,827,060</b>	<b>\$7,692,815</b>
<b>63184-02-020</b>	<b>\$960,495</b>	<b>\$8,624,591</b>	<b>\$9,585,086</b>

Stip.AtA  
Multiple Schedule No(s)

## ATTACHMENT B

### ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 58893

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>63184-02-018</b>	<b>\$886,988</b>	<b>\$8,698,392</b>	<b>\$9,585,380</b>
<b>63184-02-019</b>	<b>\$865,755</b>	<b>\$6,827,060</b>	<b>\$7,692,815</b>
<b>63184-02-020</b>	<b>\$960,495</b>	<b>\$8,624,591</b>	<b>\$9,585,086</b>

Stip.AtB  
Multiple Schedule No(s)

**ATTACHMENT C**  
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

**DOCKET NUMBER(S): 58893**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>63184-02-018</b>	<b>\$886,988</b>	<b>\$8,698,392</b>	<b>\$9,585,380</b>
<b>63184-02-019</b>	<b>\$865,755</b>	<b>\$6,827,060</b>	<b>\$7,692,815</b>
<b>63184-02-020</b>	<b>\$960,495</b>	<b>\$5,639,505</b>	<b>\$6,600,000</b>

Stip AtC  
Multiple Schedule No(s)