

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59830</b>
Petitioner: <b>MELR#2 LLLP,</b>  v.  Respondent: <b>EL PASO COUNTY BOARD OF COMMISSIONERS.</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.: 63193-02-003**  
     **Category: Abatement      Property Type: Residential**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  
     **Total Value:            \$700,000**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 09-10 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 16th day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

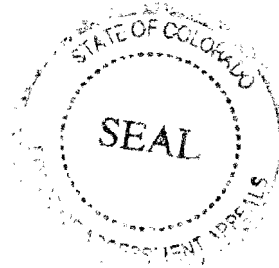
\_\_\_\_\_  
Diane M. DeVries

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**

2012 FEB 13 11 1:30

Docket Number: **59830**  
Single County Schedule Number: 63193-02-003

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STIPULATION (As to Abatement/Refund For Tax Year's 2009 & 2010)

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**MELRJ#2 LLLP**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COMMISSIONERS,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year's 2009 & 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 3 COWEN SUB 1 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's 2009/2010:

Land:	\$ 152,372
Improvements:	\$ <u>911,576</u>
Total:	\$1,063,948

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

Land:	\$ 152,372
Improvements:	\$ <u>647,628</u>
Total:	\$ 800,000

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year's 2009 & 2010 actual value for the subject property:

Land:	\$152,372
Improvements:	<u>\$547,628</u>
Total:	\$700,000

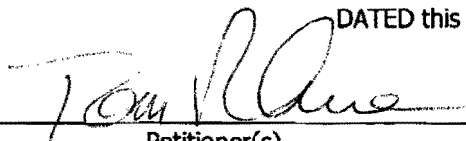
6. The valuation, as established above, shall be binding only with respect to tax year's 2009 & 2010.

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

Market & income data supports an adjustment to the actual value.

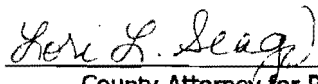
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **April 19, 2012 at 8:30 AM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 29th day of March, 2012

X   
Petitioner(s)  
By: **Tom Rhue**  
**Property Tax Reduction Service**

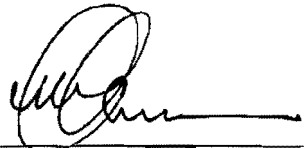
Address: **7789 E. Journey Lane**  
**Scottsdale, AZ 85255**

Telephone: **719 634-7311**

  
County Attorney for Respondent,  
Board of Commissioners

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

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

  
County Assessor

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

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

Docket Number: 59830  
StipCnty.Aba

Single Schedule No. (Abatement)