

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60608</b>
Petitioner: <b>524 N. TEJON LLC,</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.: 64073-16-006**

**Category: Abatement      Property Type: Commercial Real**
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:            \$310,000**

(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 5th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

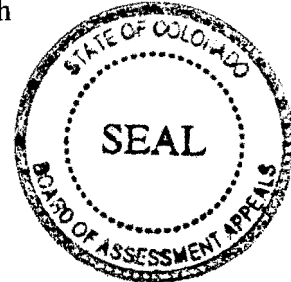
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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Debra A. Baumbach

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

*CM*



**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2013 JAN 28 AM 8:11.

Docket Number: **60608**  
Single County Schedule Number: **64073-16-006**

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STIPULATION (As to Abatement/Refund For Tax Years **2009 & 2010**)

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**524 N. TEJON LLC.**

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 years **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 14 BLK 31 COLO SPGS

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 years **2009 & 2010**:

Land:	\$99,750.00
Improvements:	\$299,750.00
Total:	\$399,500.00

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

Land:	\$99,750.00
Improvements:	\$249,750.00
Total:	\$349,500.00

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

Land	\$99,750.00
Improvements:	\$219,250.00
Total:	\$319,000.00

6. The valuation, as established above, shall be binding only with respect to tax years **2009 & 2010**.

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

INFORMATION FROM AGENT SUPPORTS REDUCTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **JANUARY 29, 2013 at 8:30 A.M.**

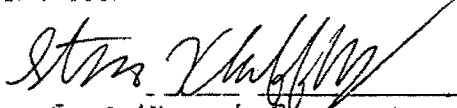
be vacated; or, (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 27th day of JANUARY 2013

x.   
 Petitioner(s),  
 By: **TOM RHUE - AGENT PROPERTY TAX  
 REDUCTION SERVICES**

Address: **7789 E. JOURNEY LN.  
SCOTTSDALE, AZ 85255**

Telephone: **719-634-7311**

  
 County Attorney for Respondent,  
 Board of Commissioners

Address: **200 S. Cascade Ave. Ste 150  
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**

Deed/Let Number: 50609  
St: pCnty: Alba

Single Schedule No. (Abatement)

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


Land:	\$99,750.00
Improvements:	\$210,250.00
Total:	\$310,000.00

6. The valuation, as established above, shall be binding only with respect to tax years **2009 & 2010**.
7. Brief narrative as to why the reduction was made:

INFORMATION FROM AGENT SUPPORTS REDUCTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **JANUARY 23, 2013 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 3RD day of JANUARY 2013

x   
Petitioner(s)  
By: **TOM RHUE - AGENT PROPERTY TAX  
REDUCTION SERVICES**

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

Address: **7789 E. JOURNEY LN.  
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Address: **200 S. Cascade Ave. Ste 150  
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\_\_\_\_\_  
County Assessor

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

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Docket Number: 60608  
StipCnty.Aba