

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 62278</b></p>
<p>Petitioner: <b>R&amp;S HOSPITALITY SERVICES LLC,</b></p> <p>v.</p> <p>Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: 64283-00-025**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,500,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 7th day of October 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*

\_\_\_\_\_  
Debra A. Baumbach

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

*CM*



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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 62278  
Single County Schedule Number: 64283-00-025

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STIPULATION (As to Tax Year 2013 Actual Value)

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R & S HOSPITALITY SERVICES 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 2013 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:

LENGTHY - SEE ATTACHED

2. The subject property is classified as MOTEL property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land:	\$440,306.00
Improvements:	\$2,444,694.00
Total:	2,885,000.00

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

Land:	\$440,306.00
Improvements:	\$1,559,694.00
Total:	\$2,000,000.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land:	\$440,306.00
Improvements:	\$1,059,694.00
Total:	\$1,500,000.00

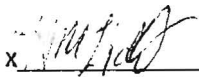
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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

ADDITIONAL INFORMATION CONSIDERED RELATED TO RESERVE FOR REPLACEMENT ALLOWANCE, PERSONAL PROPERTY CALCULATIONS, AND OVERALL CAP RATE WITHIN THE INCOME APPROACH.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **NOVEMBER 5 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 20 day of SEPTEMBER

X.   
\_\_\_\_\_  
Petitioner(s)  
By: HOWARD LICHT


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

Address: C/O LICHT AND COMPANY'  
9101 E. KENYON AVENUE,  
SUITE 3900  
DENVER, COLORADO 80237

Address: 200 S. Cascade Ave. Ste. 150  
Colorado Springs, CO 80903-2208

Telephone: 303 575-9306

Telephone: (719) 520-6485

  
\_\_\_\_\_  
County Assessor Deputy ASR:SSR

Address: 1675 West Garden of the Gods Rd. Suite 2300  
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 62278  
StipCnty.mst

Single Schedule No.