BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

MC KINLEY FREEWAY CENTER II, INC.,

v.

Respondent:

EL PASO COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 62486

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.: 63163-01-028

Category: Valuation Property Type: Vacant Land

- 2. Petitioner is protesting the 2013 actual value of the subject property.
- The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value:

\$2,100,000

(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 3rd day of December 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Cara McKeller

Debra A. Baumbach



Revised: 10/1/2013

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO STATE OF COLORADO

2013 NOV 29 AM 9: 18

Docket Number: 62486

Single County Schedule Number: 63163-01-028

STIPULATION (As to Abatement/Refund For Tax Year 2013)

MC KINLEY FREEWAY CENTER II, INC.

Petitioner(s),

VS.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent

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:

LOT 1 ERINDALE SQUARE

- 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 2013:

Land:

\$913,842.00

Improvements:

\$2,284,696.00

Total:

\$3,198,538.00

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

Land:

\$913,842.00

Improvements:

\$2,284,696.00

Total:

\$3,198,538.00

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

Land:

\$913,842.00

Improvements:

\$1,186,158.00

Total:

\$2,100,000.00

- 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:

ADJUSTMENT BASED ON ADDITIONAL MARKET AND INCOME DATA.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on DECEMBER 10, 2013 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 7TH day of NOVEMBER, 2013

Petitioner(s)

By: Todd Stevens AGENT FOR PETITIONER

Address: 9635 Marcon Circle, Ste 450

Englewood, CO. 80112

Telephone: (303) 347-1878

11/25/13

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

Docket Number: 62486

StipCnty.Aba

Single Schedule No. (Abatement)