

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64234</b>
Petitioner: <b>TRANSIT MIX CONCRETE CO,</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.: 64184-07-082**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:  

**Total Value:            \$2,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 11-12 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 January 2015.

**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

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Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **64234**  
Single County Schedule Number: **64184-07-082**

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STIPULATION (As to Abatement/Refund For Tax Years 2011/2012)

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**TRANSIT MIX CONCRETE CO**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 2011/2012 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 BLK 1 TRANSMIX SUB FIL NO 2 TOG WITH TR CONV BY BK 6335-8

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 years 2011/2012:

Land:	\$ 501,811
Improvements:	<u>\$1,725,612</u>
Total:	\$2,227,423

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

Land:	\$ 501,811
Improvements:	<u>\$1,725,612</u>
Total:	\$2,227,423

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax years 2011/2012 actual value for the subject property:

Land:	\$ 501,811
Improvements:	<u>\$1,498,189</u>
Total:	\$2,000,000

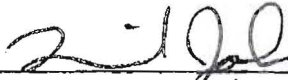
6. The valuation, as established above, shall be binding only with respect to tax years 2011/2012.

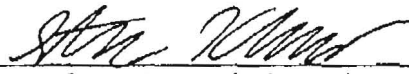
7. Brief narrative as to why the reduction was made:

Market & Income data support a lower actual value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **September 4, 2014 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 18th day of August, 2014

x   
\_\_\_\_\_  
Petitioner(s)  
By:

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

Address: **Joseph C. Sansone Company**  
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Address: **200 S. Cascade Ave. Ste 150**  
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\_\_\_\_\_  
County Assessor  
*Debra*

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

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

Docket Number: 64234  
StipCnty.Aba

Single Schedule No. (Abatement) 2

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