

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68793
Petitioner: TEXAS ROADHOUSE HOLDINGS LLC - v. Respondent: EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON STIPULATION	

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.: 74134-10-022
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 13-14 actual value of the subject property.

3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:

Total Value: \$900,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13-14 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 30th day of September 2016.

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

G. Katardzic

Gordana Katardzic



2016 SEP 27 AM 9:07

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **68793**
Single County Schedule Number: **74134-10-022**

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

TEXAS ROADHOUSE HOLDINGS LLC

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 ROADHOUSE OF COLORADO

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:	\$659,056
Improvements:	\$638,577
Total:	\$1,297,633

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

Land:	\$659,056
Improvements:	\$638,577
Total:	\$1,297,633

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:	\$659,056
Improvements:	\$240,944
Total:	\$900,000

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:

MARKET DATA ESTIMATES SUPPORT A REDUCTION IN VALUE.

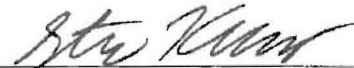
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 26, 2016 at 8:30**

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

DATED this 21 day of September

x 
Petitioner(s)

By: **Joseph C. Sansone Company / David Johnson**


County Attorney for Respondent,
Board of Commissioners

Address: **18040 Edison Avenue**
Chesterfield, MO 63005

Telephone: **(636) 733-5455**

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

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Deputy County Assessor

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

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

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StipCnty.Aba

Single Schedule No. (Abatement)

2016 SEP 27 AM 9:07

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 68793
Single County Schedule Number: 74134-10-022

STIPULATION (As to Abatement/Refund For Tax Year (2014))

TEXAS ROADHOUSE HOLDINGS LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2014 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 ROADHOUSE OF COLORADO

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 2014:

Land:	\$659,056
Improvements:	\$638,577
Total:	\$1,297,633

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

Land:	\$659,056
Improvements:	\$638,577
Total:	\$1,297,633

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2014 actual value for the subject property:

Land:	\$659,056
Improvements:	\$240,944
Total:	\$900,000

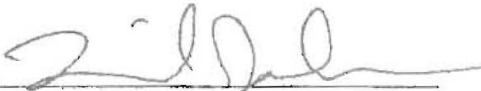
6. The valuation, as established above, shall be binding only with respect to tax year 2014.

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

MARKET DATA ESTIMATES SUPPORT A REDUCTION IN VALUE.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 26, 2016 at 8:30** be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.


DATED this 21 day of September

x 
Petitioner(s)

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