

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71187</b>
Petitioner: <b>R &amp; L ENTERPRISES LP</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: 64103-07-013**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$715,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 29th day of June 2018.

BOARD OF ASSESSMENT APPEALS

*Diane M. DeVries*

Diane M. DeVries

*Debra A. Baumbach*

Debra A. Baumbach

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

*Yesenia Araujo*

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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Docket Number: 71187  
Single County Schedule Number: 64103-07-013

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STIPULATION (As to Tax Year 2017 Actual Value)

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R & L ENTERPRISES, LP.  
c/o O'REILLY AUTO PARTS STORE #2952

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 2017 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 BRUNSWICK SUB

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 2017:

Land:	\$120,167.00
Improvements:	\$785,377.00
Total:	\$905,544.00

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

Land:	\$120,167.00
Improvements:	\$785,377.00
Total:	\$905,544.00

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land:	\$120,167.00
Improvements:	\$594,833.00
Total:	\$715,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2017.

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

ADJUSTMENT BASED ON ADDITIONAL MARKET DATA.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **JULY 5, 2018 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 13TH day of JUNE, 2018

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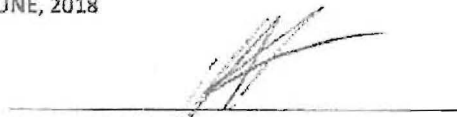
Petitioner(s)  
By: **MATTHEW SELLING**  
AGENT FOR PETITIONER

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Telephone: **(303) 222-1858**

Docket Number: **71187**  
StipCnty mst

Single Schedule No.



County Attorney for Respondent,  
Board of Equalization

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

Telephone: **(719) 520-6485**



County Assessor

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

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