

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MALCOLM E. GUTHRIE,</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Karsh, Fulton, Gabler & Joseph Address: 950 South Cherry Street, #710 Denver, CO 80246 Phone Number: 303-759-9669</p>	<p>Docket Number: 38064</p>
<p>ORDER ON STIPULATION</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.: 63311-04-018

Category: Valuation

Property Type: Commercial/Industrial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 257,004.00
Improvements	\$ <u>942,996.00</u>
Total	\$1,200,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 27th day of December, 2002.

This decision was put on the record

December 26, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Penny S Bunnell
Penny S Bunnell



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38064**
Single County Schedule Number: **63311-04-018**

STIPULATION (As to Tax Year **2001** Actual Value)

Malcolm E. Guthrie

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2001** 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:

**THAT PART OF LOT 1 AS FOLS; BEG AT SE COR OF SD LOT, TH N 90° W ALG S LOT LN 461.28 FT, N 01°51' W 220.07 FT, N 90° E 477.60 FT TO A PT ON WLY R/W LN OF STONE AVE, TH S 02°28' W ALG SD R/W LN 219.90 FT TO POB
BLK 1 J D ADAMS SUB NO 1 COLO SPGS**

2. The subject property is classified as **Commercial / Industrial** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2001**:

Land:	\$ 257,004.00
Improvements:	\$1,297,455.00
Total:	\$1,554,459.00

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

Land:	\$ 257,004.00
Improvements:	\$1,297,455.00
Total:	\$1,554,459.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2001** actual value for the subject property:

Land:	\$ 257,004.00
Improvements:	\$ 942,996.00
Total:	\$1,200,000.00

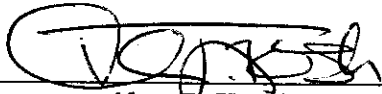
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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

Information was provided resulting in a reduction to the total actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 11, 2002 at 9:30 A.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

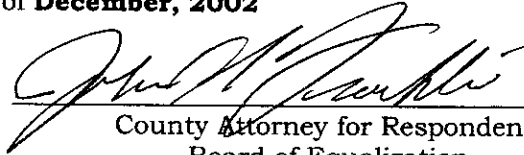
DATED this **12th** day of **December, 2002**



Alan E. Karsh, Esq. # 1620
Karsh, Fulton, Gabler & Joseph
Agent for Petitioner

Address: **950 South Cherry St., #710**
Denver, CO 80246

Telephone:



County Attorney for Respondent, **5747**
Board of Equalization

Address: **27 East Vermijo**
Colorado Springs, CO 80903

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



County Assessor

Address: **27 East Vermijo**
Colorado Springs, CO 80903

Telephone: **(719) 520-6605**

Docket Number: **38064**
StipCnty.mst

Single Schedule No.