

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SCMC NO. 1 LLC,</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: Steve Evans, Bridge & Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: (303) 237-6997 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 38331</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.: 64183-01-021
Category: Valuation

Property Type: Commercial

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 to:

Land	\$ 520,761.00
Improvements	<u>\$16,402,896.00</u>
Total	\$16,923,657.00

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 records accordingly.

DATED/MAILED this 9th day of May, 2002.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

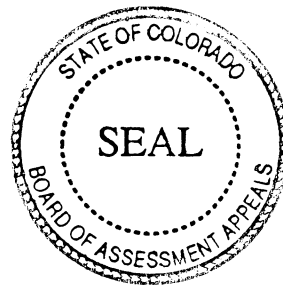
This decision was put on the record

May 8, 2002

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

Diane Von Dollen

Diane Von Dollen



Docket Number 38331

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38331**
Single County Schedule Number: **64183-01-021**

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

SCMC No. 1 LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

RECEIVED
02 MAY - 8 PM 12: 05
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 it's 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 2 BLK 1 PLAZA OF THE ROCKIES COLO SPGS

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 **2001**:

Land:	\$ 723,078.00
Improvements:	\$25,251,563.00
Total:	\$25,974,641.00

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

Land:	\$ 723,078.00
Improvements:	\$25,251,563.00
Total:	\$25,974,641.00

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:	\$ 520,761.00
Improvements:	\$16,402,896.00
Total:	\$16,923,657.00

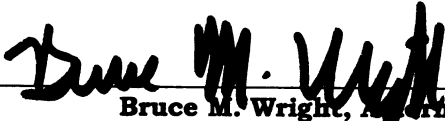
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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


27.98% of the property is owned by the City of Colorado Springs and therefore is exempt. The figures above represent the taxable portion of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ at _____ be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **9th** day of **April, 2002**



Bruce M. Wright, Attorney




County Attorney for Respondent,
Board of Equalization

Address: **111 S. Tejon Street, Suite 202**
Colorado Springs, CO 80903

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

Telephone: **(719) 578-8444**

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



Agent for Owner
Bridge & Associates
Steve Evans
P O Box 280367
Lakewood, CO 80228
303-237-6997



County Assessor

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

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

Docket Number: **38331**
StipCnty.mst