

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>CHASE MANHATTAN BANK,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38340</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 64182-15-018**  
**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	\$ 664,460.00
Improvements	<u>\$12,057,040.00</u>
Total	\$12,721,500.00

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 10<sup>th</sup> day of August, 2002.

This decision was put on the record

August 9, 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

Docket Number: 38340



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38340**  
Single County Schedule Number: **64182-15-018**

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

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**Chase Manhattan Bank (Trustee)**

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 **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:

**LOTS 18 TO 24 INC - AND THAT PART OF LOT 17 AS FOLS, BEG AT NE COR OF SD LOT, TH W ON N LN 8.63 FT, ANG L 90° SLY 178.16 FT, ANG R 90° WLY 1.15 FT, ANG L 90° SLY 2.0 FT TO S LN OF SD LOT, AND L ON SD S LN 9.75 FT TO SE COR, TH ANG L NLY TO POB BLK 82 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:	<b>\$ 664,460.00</b>
Improvements:	<b>\$12,331,540.00</b>
Total:	<b>\$12,996,000.00</b>

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

Land:	<b>\$ 664,460.00</b>
Improvements:	<b>\$12,331,540.00</b>
Total:	<b>\$12,996,000.00</b>

Single Schedule No.

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:	\$ 664,460.00
Improvements:	\$12,057,040.00
Total:	\$12,721,500.00

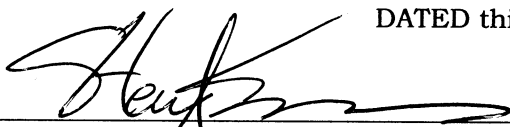
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

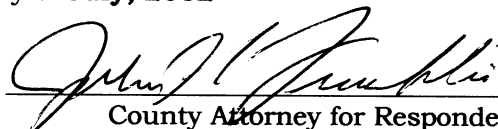
7. Brief narrative as to why the reduction was made:

**Reduction based on 1999/2000 actual income and expenses.**

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 **30th** day of **July, 2002**

x   
\_\_\_\_\_  
**Steve A. Evans, Agent for Petitioner  
Bridge & Associates**

  
\_\_\_\_\_  
County Attorney for Respondent, 5747  
Board of Equalization

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Telephone:

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\_\_\_\_\_  
County Assessor

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

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

Docket Number: **38340**  
StipCnty.mst

Single Schedule No.