

<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>MOUNTAIN LAUNDRY CORP.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ELBERT 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: 38352</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.: 108536**  
**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	\$1,324,419.00
Improvements	<u>\$1,672,683.00</u>
Total	\$2,997,102.00

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.

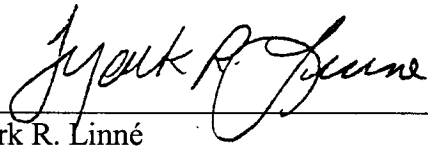
The Elbert County Assessor is directed to change her records accordingly.

**DATED/MAILED** this 12<sup>th</sup> day of February, 2002.

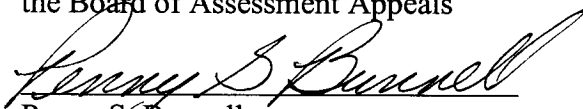
This decision was put on the record

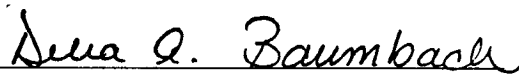
February 11, 2002

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Mark R. Linné

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

  
\_\_\_\_\_  
Penny S. Bunnell

  
\_\_\_\_\_  
Debra A. Baumbach

Docket Number 38352

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 38352  
Single County Schedule Number: 108536

STIPULATION (As To Tax Year 2001 Actual Value)

Mountain Laundry Corp.,  
Petitioner(s),

vs.

ELBERT COUNTY BOARD OF EQUALIZATION,

Respondent

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:  
Elbert County Parcel I.D. 84181-01-012, Del-Iva Addition, Elizabeth  
Parcel in NE1/4NE1/4: Sec.18 Twnshp 8s Rng 64w 3.577 acres

2. The subject property is classified as commercial property (what type).

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

Land	\$ <u>1,324,419</u>
Improvements	\$ <u>1,873,691</u>
Total	\$ <u>3,198,110</u>

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

Land	\$ <u>1,324,419</u>
Improvements	\$ <u>1,873,691</u>
Total	\$ <u>3,198,110</u>

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	\$ <u>1,324,419</u>
Improvements	\$ <u>1,672,683</u>
Total	\$ <u>2,997,102</u>

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


BOARD OF ASSESSMENT APPEALS  
2001-05-11-052

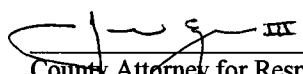
7. Brief narrative as to why the reduction was made:  
Sufficient income & expense information was provided by the petitioner. Considering an income approach, the subject property warrants the above reduction in value.

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8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 22, 2002 (date) at 11:30 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

DATED this 29th - day of January 2002.

  
\_\_\_\_\_  
Petitioner (s) or Attorney Steve Evans

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

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County Assessor  
Laura Forbes

Address:  
P.O. Box 26  
Kiowa, CO 80117-0026  
Telephone: (303) 621-3112

Docket Number 38352

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