

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FIRSTBANK OF COLORADO SPRINGS,</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: Jeffrey M. Monroe Tax Profile Service</p> <p>Address: 2525 16th Street, Suite 225 Denver, CO 80211</p> <p>Phone Number: (303) 477-4504</p> <p>E-mail:</p> <p>Attorney Registration No.:</p>	<p>Docket Number: 38395</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:

LOT 1 WESTWIND MARKETPLACE SUB NO. 3 COLO SPGS –
COUNTY SCHEDULE NUMBER 73261-02-009.
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	\$386,816.00
Improvements	<u>\$377,640.00</u>
Total	\$764,456.00

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 24th day of November, 2001.

This decision was put on the record

November 23, 2001

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

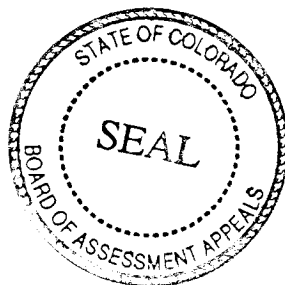
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Penny S. Bunnell
Penny S. Bunnell

Mark R. Linné

Mark R. Linné

Docket Number 38395



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38395**
Single County Schedule Number: **73261-02-009**

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

Firstbank of Colorado Springs

Petitioner(s),

vs.

EL PASO 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 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 1 WESTWIND MARKETPLACE SUB NO 3 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:	\$ 580,219.00	.
Improvements:	\$ 485,711.00	
Total:	\$1,065,930.00	,

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

Land:	\$ 580,219.00
Improvements:	\$ 485,711.00
Total:	\$1,065,930.00

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:	\$386,816.00
Improvements:	\$377,640.00
Total:	\$764,456.00


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

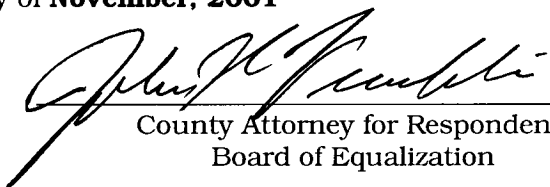
7. Brief narrative as to why the reduction was made:

Agent supplied Market Income Data to support value reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 12, 2001 at 3:00 P.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **8th** day of **November, 2001**

X 
Tax Profile Service
Jeffrey M. Monroe, agent


County Attorney for Respondent, 5747
Board of Equalization

Address: **2525 16th Street, Suite 225**
Denver, CO 80211

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

Telephone:

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


County Assessor

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

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

Docket Number: **38395**
StipCnty.mst

Single Schedule No.

2