

<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>RECREATIONAL EQUIPMENT, INC.,</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: Todd J. Stevens Stevens &amp; Associates</p> <p>Address: 7950 South Lincoln Street, Suite 110 Littleton, CO 80122</p> <p>Phone Number: (303) 347-1878</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Number: 38823</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.: 63080-19-058**

**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	\$999,702.00
Improvements	\$988,098.00
Total	\$1,987,800.00

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 6<sup>th</sup> day of December, 2002.

This decision was put on the record

December 5, 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. Lowenthal*  
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38823**  
Single County Schedule Number: **63080-19-058**

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

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**Recreational Equipment, Inc.**

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 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 HOME DEPOT PLAZA FIL NO 2**

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>\$ 999,702.00</b>
Improvements:	<b>\$1,385,049.00</b>
Total:	<b>\$2,384,751.00</b>

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

Land:	<b>\$ 999,702.00</b>
Improvements:	<b>\$1,385,049.00</b>
Total:	<b>\$2,384,751.00</b>

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: \$ **999,702.00**  
Improvements: \$ **988,098.00**  
Total: \$ **1,987,800.00**

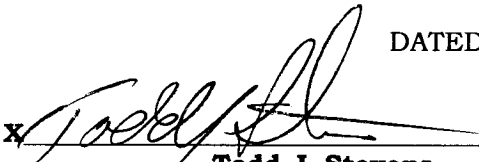
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

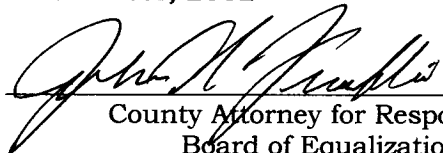
7. Brief narrative as to why the reduction was made:

**Additional market rental data was considered.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 13, 2002 at 8:30 A. M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **22nd** day of **November, 2002**

x   
**Todd J. Stevens**  
**Stevens & Associates, Inc.**  
**Agent for Petitioner**

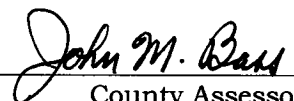
  
County Attorney for Respondent, **5747**  
Board of Equalization

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County Assessor

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

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

Docket Number: **38823**  
StipCnty.mst