

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RCI REALTY 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: Mr. Jim Brown George McElroy & Associates</p> <p>Address: 3131 S. Vaughn Way, #301 Aurora, Colorado 80014</p> <p>Phone Number: 303-696-9666</p>	<p>Docket Number: 38867</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.: 73251-19-023

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	\$729,630.00
Improvements	<u>\$198,815.00</u>
Total	\$928,445.00

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 23d day of October, 2002.

This decision was put on the record

October 22, 2002

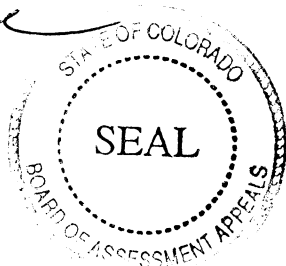
BOARD OF ASSESSMENT APPEALS

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

Marian F. Brennan
Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38867**
Single County Schedule Number: **73251-19-023**

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

RCI Realty, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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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:

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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:	\$ 729,630.00
Improvements:	\$ 390,105.00
Total:	\$1,119,735.00

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

Land:	\$ 729,630.00
Improvements:	\$ 390,105.00
Total:	\$1,119,735.00

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:	\$729,630.00
Improvements:	\$198,815.00
Total:	\$928,445.00

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 income information was considered, based on the subjects location and access.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **November 14, 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.)

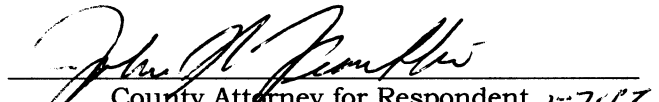
DATED this **16th** day of **October, 2002**



Jim Brown
George McElroy & Associates
Agent for the Petitioner

Address: **3131 S. Vaughn Way, #301**
Aurora, CO 80014

Telephone: **303-696-9666**



County Attorney for Respondent, *3-7-07*
Board of Equalization

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

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



County Assessor

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

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

Docket Number: **38867**
StipCnty.mst

Single Schedule No.