

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TH GROUP, INC.,</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: Ronald S. Loser, Esq. Address: 1700 Lincoln St., #2222 Denver, CO 80203 Phone Number: 303-866-9400 Attorney Registration No.: 1685</p>	<p>Docket Number: 38955</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.: 63053-02-001

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	\$ 717,869.00
Improvements	<u>\$10,162,131.00</u>
Total	\$10,880,000.00

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 4th day of October, 2002.

This decision was put on the record

October 2, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

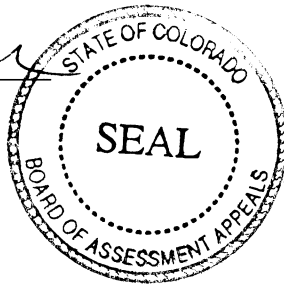
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Marian F. Brennan

Marian F. Brennan



Docket Number: 38955

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **38955**
Single County Schedule Number: **63053-02-001**

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

TH Group, 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 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:

LOT 3 BLK 1 CHAPEL HILLS TECHNOLOGICAL CENTER

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:	\$ 717,869.00
Improvements:	\$11,578,563.00
Total:	\$12,296,432.00

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

Land:	\$ 717,869.00
Improvements:	\$11,578,563.00
Total:	\$12,296,432.00

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: \$ 717,869.00
Improvements: \$10,162,131.00
Total: \$10,880,000.00

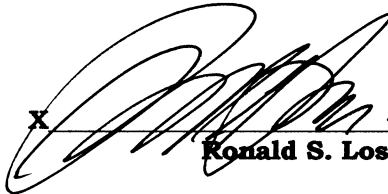
6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

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


Reduction based on analysis of actual 1999/2000 income and expenses.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 7, 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 **18th** day of **September, 2002**

X  #1685

Ronald S. Loser, Esq.




County Attorney for Respondent, 5747
Board of Equalization

Address: **1700 Lincoln Street, #2222
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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: **38955**
StipCnty.mst