

<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>WOODFORD MANUFACTURING CO.</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: Ronald S. Loser, Esq. Address: 1700 Lincoln Street, #2222 Denver, CO 80203 Phone Number: (303) 866-9400 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38968 &amp; 40728</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into Stipulations, which have been approved by the Board of Assessment Appeals. A copy of the Stipulations are attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: 54062-05-001**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

Reference attached Stipulations.

4. The Board concurs with the Stipulations.

**ORDER:**

Respondent is ordered to reduce the 2001 and 2002 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 21<sup>st</sup> day of September, 2002.

This decision was put on the record

September 20, 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 Bunnell  
Penny S Bunnell

Docket No: 38968 and 40728



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **40728**  
Single County Schedule Number: **54062-05-001**

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STIPULATION (As to Tax Year **2002** Actual Value)

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**Woodford Manufacturing Co.**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2002** 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 1 BLK 1 WAYNOKA ROAD INDUSTRIAL**

2. The subject property is classified as **Commercial / Industrial** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2002**:

Land:	<b>\$ 485,694.00</b>
Improvements:	<b>\$1,881,396.00</b>
Total:	<b>\$2,367,090.00</b>

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

Land:	<b>\$ 485,694.00</b>
Improvements:	<b>\$1,881,396.00</b>
Total:	<b>\$2,367,090.00</b>

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STIPULATION  
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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2002** actual value for the subject property:

Land:	<b>\$ 485,694.00</b>
Improvements:	<b>\$1,832,185.00</b>
Total:	<b>\$2,317,879.00</b>


6. The valuation, as established above, shall be binding only with respect to tax year **2002**.

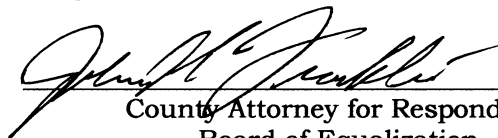
7. Brief narrative as to why the reduction was made:

**Agent provided additional information that supported a small reduction to the total actual value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 5, 2002 at 1:00 P.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **12th** day of **September, 2002**

X   
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**Ronald S. Loser, Esq.**

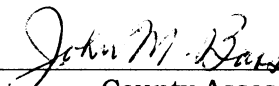
  
\_\_\_\_\_  
County Attorney for Respondent, **57407**  
Board of Equalization

Address: **1700 Lincoln Street, #2222**  
**Denver, CO 80203**

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: **40728**  
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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38968**  
Single County Schedule Number: **54062-05-001**

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

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**Woodford Manufacturing Co.**

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 1 BLK 1 WAYNOKA ROAD INDUSTRIAL**

2. The subject property is classified as **Commercial / Industrial** property.

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

Land:	<b>\$ 485,694.00</b>
Improvements:	<b>\$1,881,396.00</b>
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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:	<b>\$ 485,694.00</b>
Improvements:	<b>\$1,832,185.00</b>
Total:	<b>\$2,317,879.00</b>

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 provided additional information that supported a small reduction to the total actual value.**

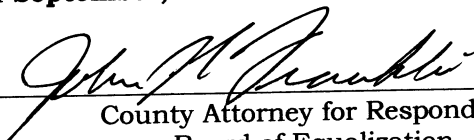
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**Ronald S. Loser, Esq.**

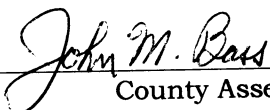
  
\_\_\_\_\_  
County Attorney for Respondent, *5747*  
Board of Equalization

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StipCnty.mst

Single Schedule No.