

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>WATUMULL PROPERTIES CORP/CURRENT 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: Joseph C. Sansone Co. Address: 18040 Edison Ave. Chesterfield, MO 63005 Phone Number: (800) 394-0140 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39086</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.: 63311-01-002
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	\$ 441,045.00
Improvements	<u>\$4,739,886.00</u>
Total	\$5,180,931.00

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 7th day of August, 2002.

This decision was put on the record

August 6, 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 Number: 39086



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **39086**
Single County Schedule Number: **63311-01-002**

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

Watumull Properties Corp.

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 **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 EX SLY 310.0 FT BLK 1 LOOART SUB NO 1 COLO SPGS

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:	\$ 441,045.00
Improvements:	\$5,346,885.00
Total:	\$5,787,930.00

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

Land:	\$ 441,045.00
Improvements:	\$5,346,885.00
Total:	\$5,787,930.00

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:	\$ 441,045.00
Improvements:	\$4,739,886.00
Total:	\$5,180,931.00

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:

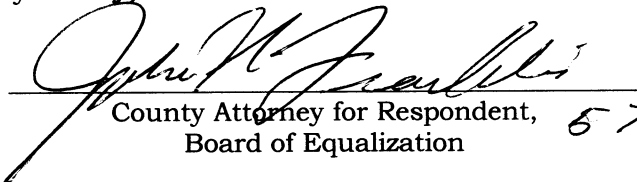
Additional information was provided by the agent to arrive at a fair market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on at be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

DATED this **17th** day of **July, 2002**



Joseph C. Sansone Co.
Agent for Petitioner



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

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Colorado Springs, CO 80903

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



 County Assessor

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

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

Docket Number: **39086**
StipCnty.mst