

<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>SRPC NO. 1, LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Steve A. Evans Bridge &amp; Associates</p> <p>Address: P.O. Box 280367 Lakewood, CO 80228</p> <p>Phone Number: (303) 237-6997</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Number: 40160</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.: 53313-01-012**

**Category: Refund/Abatement**

**Property Type: Commercial**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$864,666.00
Improvements	<u>\$1,736,602.00</u>
Total	\$2,601,268.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2000 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 30<sup>th</sup> day of November, 2002.

This decision was put on the record

November 27, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

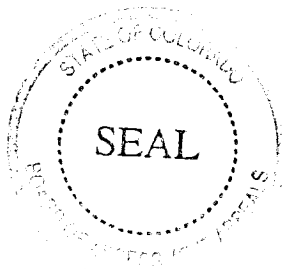
Karen E. Hart

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: **40160**  
Single County Schedule Number: **53313-01-012**

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STIPULATION (As to Abatement/Refund For Tax Year **2000**)

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**SRPC No. 1, LLC**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COMMISSIONERS,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2000** 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 CONSTITUTION PLACE FIL NO 1, EX THAT PORT OF LOT 1 CONSTITUTION PLACE FIL NO 1  
DESC AS FOLS: BEG AT NW COR OF SD LOT 1; TH S 00°50'05" W ON W LN 485.89 FT, S 89°09'55" E  
162.50 FT, S 00°50'05" W 311.31 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 1789.85 FT A C/A  
13°22'54" AN ARC DIST OF 418.02 FT WHICH CHORD BEARS N 89°45'39" E, N 00°50'05" E 125.19 FT,  
N 89°09'55" W 94.00 FT, N 00°50'05" E 128.80 FT, N 04°59'02" E 55.39 FT, N 00°50'05" E 320.46 FT  
TO SWLY EXT OF NWLY LN OF LOT 4 OF SD CONSTITUTION PLACE FIL NO 1, N 25°58'17" E ON SD LN  
335.59 FT TO SWLY LN OF CONSTITUTION AVE, TH ON SD LN ALG ARC OF CUR TO L HAVING A RAD  
OF 940.00 FT A C/A OF 04°16'04" AN ARC DIST OF 70.02 FT WHICH CHORD BEARS NO 64°03'57" W  
TO SELY LN OF LOT 3 OF SD CONSTITUTION PLACE FIL NO 1, S 25°58'17" W 254.35 FT, N 59°29'02" W  
114.00 FT, N 89°09'55" W 361.58 FT TO POB**

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 **2000**:

Land:	<b>\$ 864,666.00</b>
Improvements:	<b>\$1,827,914.00</b>
Total:	<b>\$2,692,580.00</b>

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

Land:	<b>\$ 864,666.00</b>
Improvements:	<b>\$1,827,914.00</b>
Total:	<b>\$2,692,580.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year **2000** actual value for the subject property:

Land: \$ **864,666.00**  
Improvements: **\$1,736,602.00**  
Total: **\$2,601,268.00**

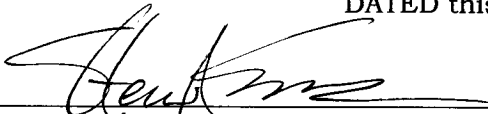
6. The valuation, as established above, shall be binding only with respect to tax year **2000**.

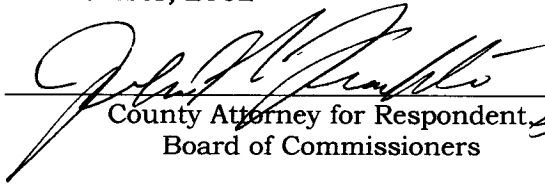
7. Brief narrative as to why the reduction was made:

**Actual income and expenses were provided.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 13, 2002 at 3:00 P.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   
**Steve A. Evans**  
**Bridge & Associates**  
**Agent for Petitioner**

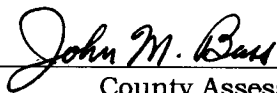
  
County Attorney for Respondent **5747**  
Board of Commissioners

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Address: **27 East Vermijo**  
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Telephone:

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County Assessor

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**Colorado Springs, CO 80903**

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

Docket Number: **40160**  
StipCnty.Aba