

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>K. C. WOFFORD/C.C. PIZZA INC.</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF COMMISSIONERS</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 40161</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.: 65133-10-005
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	\$136,396.00
Improvements	<u>166,937.00</u>
Total	\$303,333.00

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 records accordingly.

DATED/MAILED this 13th day of September, 2002.

This decision was put on the record

September 12, 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: 40161



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40161**
Single County Schedule Number: **65133-10-005**

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

K. C. & Bernice Wofford

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 2 FOUNTAIN PLAZA NORTH SUB FIL NO 4

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:	\$136,396.00
Improvements:	\$375,038.00
Total:	\$511,434.00

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

Land:	\$136,396.00
Improvements:	\$375,038.00
Total:	\$511,434.00

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:	\$136,396.00
Improvements:	\$166,937.00
Total:	\$303,333.00

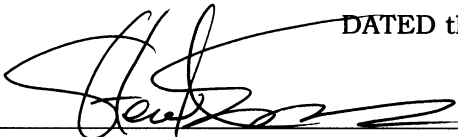
6. The valuation, as established above, shall be binding only with respect to tax year **2000**.

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

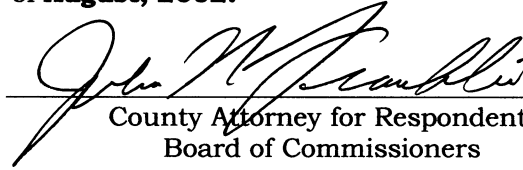
Actual income and expenses were provided by the petitioner's agent.

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 **20th** day of **August, 2002**.



**Bridge & Associates
Agent for Petitioner**



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

Address: **P.O. Box 280367
Lakewood, CO 80228**

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

Telephone: **(303) 237-6997**

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



County Assessor

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

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

Docket Number: **40161**
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