

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KATHRYN GORMAN/C.C. PIZZA 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: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 40163</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.: 63323-24-009
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	\$ 72,250.00
Improvements	<u>161,083.00</u>
Total	\$233,333.00

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 19th day of September, 2002.

This decision was put on the record

September 18, 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: 40163



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40163**
Single County Schedule Number: **63323-24-009**

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

Elizabeth G. Gorman

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent

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STATE OF COLORADO
DD OF ASSESSMENT APPEALS

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 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:

ALL PLAT OF PORTION OF BLOCK 4 VIRGINIA HOMES SUB ADD NO 3 COLO SPGS

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:	\$ 72,250.00
Improvements:	\$200,050.00
Total:	\$272,300.00

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

Land:	\$ 72,250.00
Improvements:	\$200,050.00
Total:	\$272,300.00

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:	\$ 72,250.00
Improvements:	\$161,083.00
Total:	\$233,333.00

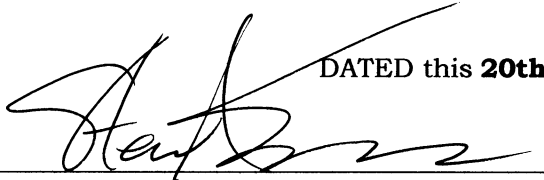
6. The valuation, as established above, shall be binding only with respect to tax year **2000**.

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

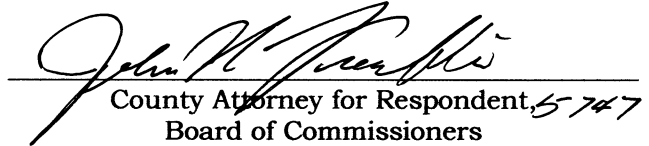
Actual income and expenses provided by the petitioner's agent.

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**



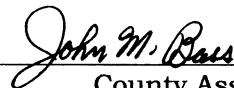
**County Attorney for Respondent 5747
Board of Commissioners**

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: **40163**
StipCnty.Aba

Single Schedule No. (Abatement)

BRIDGE & ASSOCIATES
P O BOX 280367
LAKEWOOD, CO 80228
303-237-6997 / 800-842-2335
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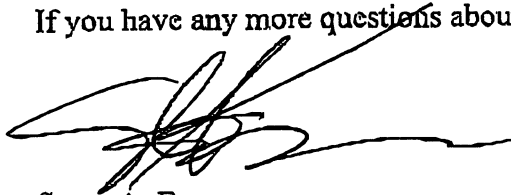
September 17, 2002

To Whom It May Concern:

Please find the attached deed information from El Paso County in regards to schedule number 63323-24-009.

As it shows the owner of record is Kathryn Gorman and the co owner is Elizabeth Gorman.

If you have any more questions about this schedule number please let me know.



Steve A. Evans
Bridge & Associates

El Paso Deed Data

PROPERTY

Prop :840 E FILLMORE ST County :ELPA
Addr
COLORADO SPRINGS CO 80907- PIN :661332324009
6375
Legal :ALL PLAT OF PORTION OF BLK 4 VIRGINIA Prop :COMMERCL
Type
HOMES SUB ADD NO 3 COLO SPGS Use :FF
Code
Legal Census :08041000400
LBS : Tract
Sub : Lat : 38.874000
Name : Long : -104.808910
YOC: Bed: Bath: Sqft Tot: Style:
Prior Sched
County: Num :6332324009

OWNER

Mail Own :KATHRYN GORMAN Phone
Number
Mail Co :ELIZABETH GRETA GORMAN
Own :204 ALSACE WAY
Addr
COLORADO SPRINGS CO 80906-
3208
Own Deed :QUIT CLAIM Own Record :17-Mar-2000
Type Date

SALE AND ORIGINAL LOAN

Lender Name : Record Date :
Lender Type : Sale :
Price \$:
Seller Name :GORMAN KATHRYN Loan :
Amount \$:
Seller Addr : Financing :
Int Rate % :
Title : Loan Type :
Company : LTV % :
Deed Type : Concurrent :
Reception # : 2nd \$:

ADDITIONAL LOAN HISTORY