

<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>JUDA PROPERTIES, INC.,</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: Robert B. Hoff Address: 2500 N. Circle Drive Colorado Springs, CO 80909 Phone Number: (719) 630-2277 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 40217</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.: 64023-07-020**  
**Category: Valuation**                      **Property Type: Commercial**

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

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

Land	\$ 350,658.00
Improvements	\$ 953,742.00
Total	\$1,304,400.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 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 28<sup>th</sup> day of August, 2002.

This decision was put on the record

August 27, 2002

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

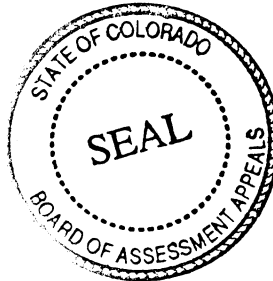
Karen E. Hart

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. Bunnell*  
Penny S. Bunnell

Docket Number: 40217



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **40217**  
Single County Schedule Number: **64023-07-020**

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

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**Juda Properties, Inc.**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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BOARD OF ASSESSMENT APPEALS

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:

**THAT PART OF LOT 1 BLK 1 AND LOT 3 BLK 1 RUSTIC HILLS NORTH FIL NO 4A AND ALL OF LOT 3 BLK A RESUB OF RUSTIC HILLS NORTH FIL NO 4 COLO SPGS AS FOLS: BEG AT SE COR OF SD LOT 3, BLK A, TH N 02°29'55" W 320.29 FT, N 02°29'55" W 79.62 FT, S 90°00'00" W 244.74 FT, S 00°37'00" W 79.54 FT, S 00°37'00" W 70.0 FT, S 90°00'00" W 155.50 FT, S 00°37'00" W 250.0 FT, N 90°00'00" E 155.0 FT, TH N 90°00'00" E 266.47 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 **2002**:

Land:	<b>\$ 350,658.00</b>
Improvements:	<b>\$1,155,149.00</b>
Total:	<b>\$1,505,807.00</b>

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

Land:	<b>\$ 350,658.00</b>
Improvements:	<b>\$1,155,149.00</b>
Total:	<b>\$1,505,807.00</b>

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:	\$ 350,658.00
Improvements:	\$ 953,742.00
Total:	\$1,304,400.00

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

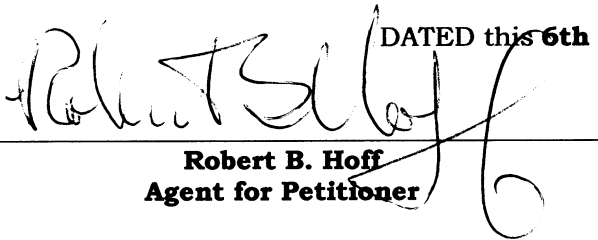
7. Brief narrative as to why the reduction was made:

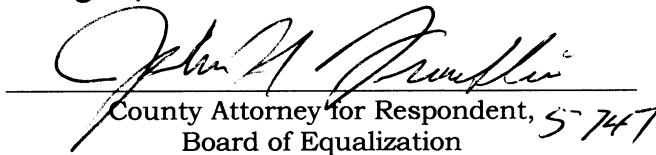
**Reduction based on analysis of year 2000 actual income and expenses.**

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 **6th** day of **August, 2002**

X

  
**Robert B. Hoff**  
Agent for Petitioner

  
County Attorney for Respondent, 5-747  
Board of Equalization

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County Assessor

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**Colorado Springs, CO 80903**

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Docket Number: **40217**  
StipCnty.mst

Single Schedule No.