

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>INTERVEST-BRADFORD IV LTD,</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: Ronald S Loser, Esq. Address: 1700 Lincoln St, #1300 Denver, CO 80203 Phone Number: (303) 866-9400</p>	<p>Docket Number: 40710</p>
<p align="center">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.: 63183-04-006

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	\$ 580,219.00
Improvements	\$4,428,231.00
Total	\$5,008,450.00

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/her records accordingly.

DATED/MAILED this 9th day of July, 2003.

This decision was put on the record


July 8 2003

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.




Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **40710**
Single County Schedule Number: **63183-04-006**

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

Intervest - Bradford IV, Ltd.

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 **2002** 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 NORTH POINTE CENTRE 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 **2002**:

Land:	\$ 580,219.00
Improvements:	\$4,778,666.00
Total:	\$5,358,885.00

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

Land:	\$ 580,219.00
Improvements:	\$4,778,666.00
Total:	\$5,358,885.00

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:	\$ 580,219.00
Improvements:	\$4,428,231.00
Total:	\$5,008,450.00


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:

Actual income was provided by the Petitioner's agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **July 28, 2003 at 8:30 A.M.** be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals. (check if appropriate.)

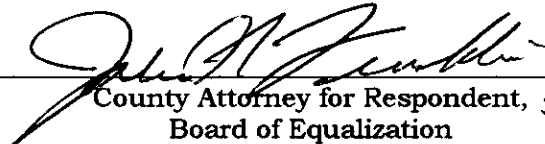
DATED this **27th** day of **June, 2003**

x  #1685
Marvin Peer & Co.
Agent for Petitioner
Ronald S Losev

Address: ~~410 17th Street, Suite 1730~~
Denver, CO 80202

1700 Lincoln St #1300
Denver, CO 80203

Telephone: ~~303-875-0975~~ (303) 866-4400


County Attorney for Respondent, 5747
Board of Equalization

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

Telephone: (719) 520-6485


County Assessor

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

Telephone: (719) 520-6605

Docket Number: **40710**
StipCnty.mst

Single Schedule No.