

<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>EDDIE MEDRAN,</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: Greg Evans Bridge &amp; Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997</p>	<p><b>Docket Number: 41653</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.: 64184-04-027**

**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$428,640.00
Improvements:	<u>\$209,510.00</u>
Total:	\$638,150.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 26<sup>th</sup> day of February, 2005.

This decision was put on the record

February 24, 2005

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

**BOARD OF ASSESSMENT APPEALS**

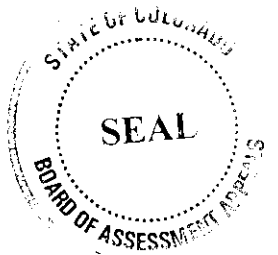
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **41653**  
Single County Schedule Number: **64184-04-027**

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STIPULATION (As to Tax Year **2003** Actual Value)

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**Eddie Medran**

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 **2003** 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:

**LOTS 6-10 N 16.00 FT OF LOT 11 BLK 103 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 **2003**:

Land:	<b>\$428,640.00</b>
Improvements:	<b>\$357,336.00</b>
Total:	<b>\$785,976.00</b>

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

Land:	<b>\$428,640.00</b>
Improvements:	<b>\$357,336.00</b>
Total:	<b>\$785,976.00</b>

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2003** actual value for the subject property:

Land:	<b>\$428,640.00</b>
Improvements:	<b>\$209,510.00</b>
Total:	<b>\$638,150.00</b>


6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

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

**Additional Market data was provided.**

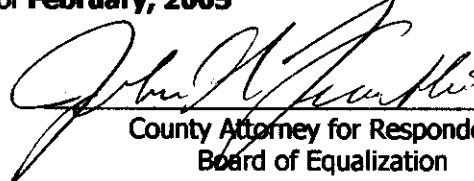
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **March 14, 2005 at 1:00 PM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **22nd** day of **February, 2005**

x   
\_\_\_\_\_  
Petitioner(s)  
By: **Bridge & Associates**  
**Greg Evans, Agent for Petitioner**

Address: **390 Union Blvd., Suite 330**  
**Lakewood, CO 80228-1556**

Telephone: **303-573-7000**

  
\_\_\_\_\_  
County Attorney for Respondent, 5747  
Board of Equalization

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

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

  
\_\_\_\_\_  
DEPUTY County Assessor

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

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

Docket Number: **41653**  
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