

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TREASURE CHEST STORAGE AT MANITOU SPRINGS, LLC,</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: Steve Evans The E Company</p> <p>Address: P.O. Box 260511 Littleton, CO 80163</p> <p>Phone Number: 720-351-3515</p>	<p>Docket Number: 42122</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.: 74052-02-015

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:	\$ 223,898.00
Improvements:	\$ <u>828,102.00</u>
Total:	\$1,052,000.00

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 10th day of August, 2004.

This decision was put on the record

August 9, 2004

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

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **42122**
Single County Schedule Number: **74052-02-015**

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

Treasure Chest Storage at Manitou Springs, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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:

LOT 2 MANITOU BUSINESS PARK

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:	\$ 223,898.00
Improvements:	\$1,062,541.00
Total:	\$1,286,439.00

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

Land:	\$ 223,898.00
Improvements:	\$1,062,541.00
Total:	\$1,286,439.00

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: \$ 223,898.00
Improvements: \$ 828,102.00
Total: \$1,052,000.00

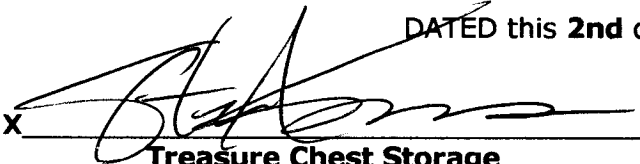
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

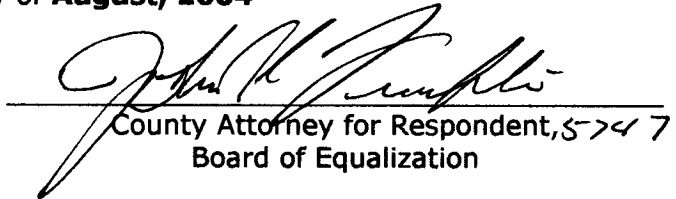
7. Brief narrative as to why the reduction was made:

The owners actual income for 2001 and 2002 supports a reduction to the total value for tax year 2003.

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 2nd day of August, 2004

X 
Treasure Chest Storage
at Manitou Springs, LLC
by: The E Company
Steve Evans, Agent


County Attorney for Respondent, 5747
Board of Equalization

Address: P.O. Box 260511
Littleton, CO 80163

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: 720-351-3515

Telephone: (719) 520-6485


County Assessor

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (719) 520-6605

Docket Number: 42122
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