BOARD OF AS STATE OF CO 1313 Sherman Str Denver, Colorado	reet, Room 315	
Petitioner:		
BOTAC IX LE	EASING, LLC.,	
v.		
Respondent:		
EL PASO COU	UNTY BOARD OF EQUALIZATION	I.
Attorney or Party Without Attorney for the Petitioner:		Docket Number: 42125
Name:	Steve Evans The E Company	
Address:	P.O. Box 260511 Highlands ranch, CO 80163	
Phone Number:	720.351.3515	
	ORDER ON STIPULATION	ON

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.: 6331400004

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:

\$ 141,026.00

Improvements:

\$ 877,474.00

Total:

\$1,018,500.00

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 8th day of September, 2004.

This decision was put on the record

September 7, 2004

Karen E. Hart

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

Julia a Baumbach

Debra A Baumbach

BOARD OF ASSESSMENT APPEALS

Keela K. Steele

SEAL

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number: 42125

ORDER (On Stipulation) - Single County Schedule Number

Botac IX Leasing, LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION.

Respondent

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:

TRACT IN SE4 SEC 31-13-66 AS FOLS, BEG AT PT ON N LN OF R/W OF C R I + P RY THAT IS SE COR OF TR DES IN BK 1654-457, TH NLY ALG ELY LN OF SD TR 417.32 FT, ANG L 90° WLY 416.15 FT TO INTSEC C/L OF A RR EASEMENT DES IN BK 1118-44, ANG L SLY + ELY ALG A CURVE TO THE L HAVING A RAD OF 1358.12 FT THROUGH A C/A OF 13°46'34" AN ARC DIST OF 326.54 FT TO A PT OF TANG, CONT SELY ALG A TANG TO THE AFRM CURVE 58.22 FT TO N LN OF R/W OF C R I + P RY, ANG L 25°25'20" SELY ON AFSD N R/W LN 226.80 FT M/L TO POB

County Schedule Number: 63314-00-004

- 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:

\$ 141,026.00

Improvements:

\$ 877,474.00

Total:

\$1,018,500.00

4. The Board concurs with the Stipulation.

Single Schedule No.

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:

\$ 141,026.00

Improvements:

\$ 877,474.00

Total:

\$1,018,500.00

- 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:

2003 value was incorrect, based on agent-supplied owner's actual Income.

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 31st day of August, 2004

Botac IX Leasing, LLC

otac IX Leasing, LLC

The E Company Real Estate Services
Steve Evans, Agent

Address: P.O. Box 260511

Littleton, CO 80163

County Attorney for Respondent, 5747
Board of Equalization

Address: 27 East Vermijo

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Docket Number: 42125

StipCnty.mst

Single Schedule No.