

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: REI, v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Todd J Stevens Stevens & Associates Inc Address: 640 Plaza Dr Suite 290 Littleton, CO 80129 Phone Number: 303-347-1878	Docket Number: 42239
ORDER ON STIPULATION	

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.: 63080-19-058

 Category: Valuation Property Type: Commercial Real

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:

Total Value: \$1,800,000
(Reference Attached Stipulation)

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 AND MAILED this 19th day of May 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 17, 2005

Karen E. Hart

Karen E. Hart

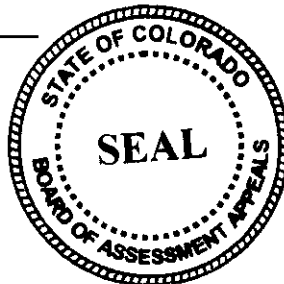
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **42239**
Single County Schedule Number: **63080-19-058**

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

REI (Recreational Equipment, Inc.)

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 HOME DEPOT PLAZA NO 2

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:	\$ 999,702.00
Improvements:	\$ 988,098.00
Total:	\$1,987,800.00

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

Land:	\$ 999,702.00
Improvements:	\$ 988,098.00
Total:	\$1,987,800.00

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EL PASO COUNTY BOARD OF EQUALIZATION

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:	\$ 999,702.00
Improvements:	\$ 800,298.00
Total:	\$1,800,000.00

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

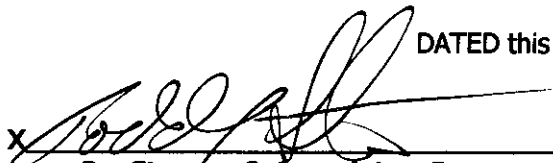
7. Brief narrative as to why the reduction was made:

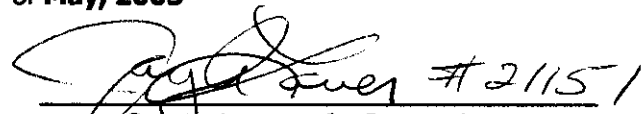
Additional market sales data and arket income data was considered.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **June 1, 2005 at 8:30 a.M.**

be vacated; or, ___ (check if appropriate)a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **5th** day of **May, 2005**

x 
By: **Stevens & Associates, Inc.**
Todd Stevens
Agent for Petitioner

 #21151
County Attorney for Respondent,
Board of Equalization

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Littleton, CO 80129

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

Telephone: **(303) 347-1878**

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


DEPUTY County Assessor

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

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

Docket Number: **42239**
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