

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SELCO SERVICE CORPORATION, v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald S. Loser Esq. Robinson Waters & O'Dorisio Address: Denver, CO 80202-1926 Phone Number: 303-297-2600	Docket Number: 42324
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.: 62280-09-002+1
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: \$19,922,166

(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 16th day of June 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 15, 2005

Karen E Hart

Karen E. Hart

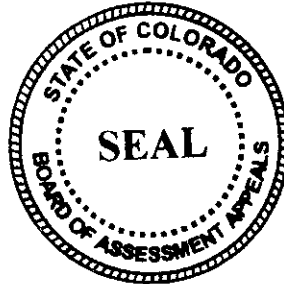
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **42324**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

Selco Service Corp.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.

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EL PASO COUNTY
APR 11 2003

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2003** valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as **Commercial / Industrial** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2003**.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year **2003** actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year **2003**.

Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:

Additional information was supplied by the petitioner's agent that supports a reduction in the value of parcel #62280-09-002, but not parcel #62280-09-003.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **July 6, 2005 at 1:00 P.M.** be vacated; or, (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26th day of **May, 2005.**

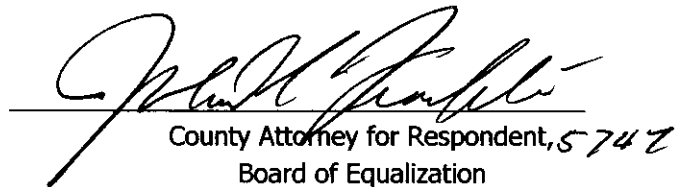


Petitioner(s)

By: **Robinson Waters & D'Orisio**
Ronald S. Loser, Esq.
Agent for Petitioner

Address: **1099 18th Street, Suite 2600**
Denver, CO 80202-1926

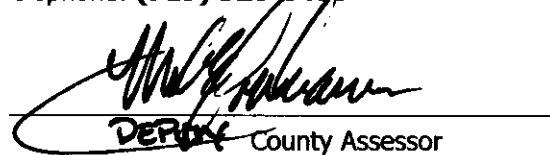
Telephone:



County Attorney for Respondent, *5742*
Board of Equalization

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

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



~~DEBORAH~~ County Assessor

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

Telephone: **(719) 520-6600**

Docket Number: **42324**
StipMlti.mst
Multiple Schedule No(s)

ATTACHMENT A
ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 42324

Schedule Number	Land Value	Improvement Value	Total Actual Value
62280-09-002	\$2,252,052.00	\$13,286,736.00	\$15,538,788.00
62280-09-003	\$1,293,732.00	\$ 3,826,061.00	\$ 5,119,793.00

Stip.AtA
Multiple Schedule No(s)

ATTACHMENT B
ACTUAL VALUES, AS ASSIGNED BY
THE COUNTY BOARD OF EQUALIZATION
AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 42324

Schedule Number	Land Value	Improvement Value	Total Actual Value
62280-09-002	\$2,252,052.00	\$13,286,736.00	\$15,538,788.00
62280-09-003	\$1,293,732.00	\$ 3,826,061.00	\$ 5,119,793.00

Stip.AtB
Multiple Schedule No(s)

ATTACHMENT C
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 42324

Schedule Number	Land Value	Improvement Value	Total Actual Value
62280-09-002	\$2,252,052.00	\$12,550,321.00	\$14,802,373.00
62280-09-003	\$1,293,732.00	\$ 3,826,061.00	\$ 5,119,793.00

Stip AtC
Multiple Schedule No(s)