

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43469
Petitioner: EDUCATION AMERICA, v. Respondent: EL PASO COUNTY BOARD OF COMMISSIONERS.	
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.: 6316214012

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:

Total Value: \$950,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 01-02 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 12th day of July 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 11, 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: **43469**
Single County Schedule Number: **63162-15-012**

STIPULATION (As to Abatement/Refund For Tax Year **2001**)

Education America

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2001** valuation of the subject property, 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 property subject to this Stipulation is described as:

LOT 2 THE OFFICE PARK AT ERINDALE II 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 **2001**:

Land:	\$ 299,911.00
Improvements:	\$1,281,971.00
Total:	\$1,581,882.00

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

Land:	\$ 299,911.00
Improvements:	\$1,281,971.00
Total:	\$1,581,882.00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2001 actual value for the subject property:

Land:	\$299,911.00
Improvements:	\$650,089.00
Total:	\$950,000.00

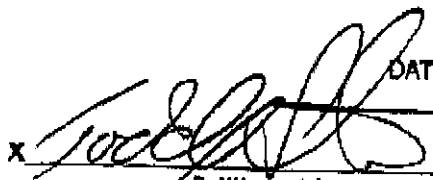
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

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

Reduction based on Income analysis.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 3, 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 July, 2005



 Petitioner(s)
 By: **Stevens & Associates, Inc.**
Todd J. Stevens
 Agent for Petitioner



 County Attorney for Respondent,
 Board of Commissioners

Address: 640 Plaza Drive, Suite 290
Littleton, CO 80129

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone:

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 County Assessor

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (719) 520-6605

Docket Number: 43469
StipCnty.Aba

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **43469**
Single County Schedule Number: **63162-15-012**

STIPULATION (As to Abatement/Refund For Tax Year **2002**)

Eduction America

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2002** valuation of the subject property, 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 property subject to this Stipulation is described as:

LOT 2 THE OFFICE PARK AT ERINDALE II 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 **2002**:

Land:	\$ 299,911.00
Improvements:	\$1,281,971.00
Total:	\$1,581,882.00

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

Land:	\$ 299,911.00
Improvements:	\$1,281,971.00
Total:	\$1,581,882.00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2002 actual value for the subject property:

Land:	\$299,911.00
Improvements:	\$650,089.00
Total:	\$950,000.00


6. The valuation, as established above, shall be binding only with respect to tax year 2002.

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

Reduction based on Income analysis.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 3, 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 July, 2005


 Petitioner(s)
 By: **Stevens & Associates, Inc.**
Todd J. Stevens
 Agent for Petitioner

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Telephone:


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 Board of Commissioners 5747

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Single Schedule No. (Abatement)