

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43907</b>
Petitioner: <b>GDA REAL ESTATE SERVICES,</b>  v.  Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 73132-05-007**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  

**Total Value:            \$3,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 2004 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 23rd day of July 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 22, 2005

*Karen E Hart*

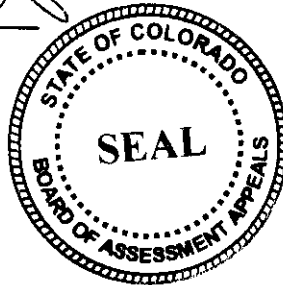
Karen E. Hart

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: **43907**  
Single County Schedule Number: **73132-05-007**

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STIPULATION (As to Tax Year **2004** Actual Value)

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**Colorado Rockrimmon Ctr. 00, LLC** }  
**California Rockrimmon Ctr. 00, LLC** } **c/o GDA Real Estate Management**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2004** 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 1 VILLAGE CENTER AT ROCKRIMMON FIL NO 3**

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 **2004**:

Land:	<b>\$ 689,990.00</b>
Improvements:	<b>\$3,262,969.00</b>
Total:	<b>\$3,952,959.00</b>

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

Land:	<b>\$ 689,990.00</b>
Improvements:	<b>\$3,262,969.00</b>
Total:	<b>\$3,952,959.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2004** actual value for the subject property:

Land:	<b>\$ 689,990.00</b>
Improvements:	<b>\$2,310,010.00</b>
Total:	<b>\$3,000,000.00</b>

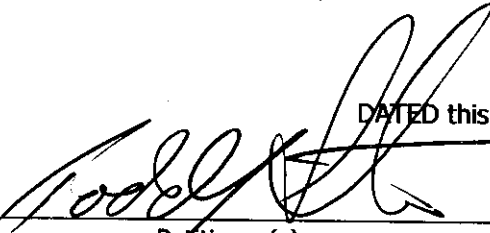
6. The valuation, as established above, shall be binding only with respect to tax year **2004**.

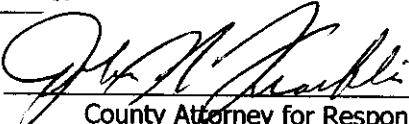
7. Brief narrative as to why the reduction was made:

**Actual Income and Expense data was provided for the 2004 Valuation Appeal. 2004 value should correspond.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 4, 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 **10th** day of **July, 2005**

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

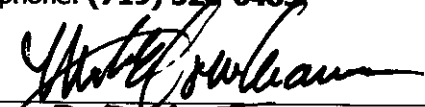
  
 \_\_\_\_\_  
 County Attorney for Respondent, *5747*  
 Board of Equalization

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

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

Telephone:

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

  
 \_\_\_\_\_  
~~DEPOSE~~ County Assessor

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

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

Docket Number: **43907**  
StipCnty.mst