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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>NORTH COLORADO-SERS INC,</p> <p>v.</p> <p>Respondent:</p> <p>EL PASO COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Robinson, Waters and O'Dorisio</p> <p>Address: 1099 18th Street, Suite 2600 Denver, CO 80202-1926</p> <p>Phone Number: 303.297.2600</p> | <p>Docket Number: 44304</p> |
| <p>ORDER ON STIPULATION</p> | |

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.: 63184-02-014

Category: Valuation Property Type: Commercial

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:

[PLEASE 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/MAILED this 9th day of February, 2005.

This decision was put on the record

February 8, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

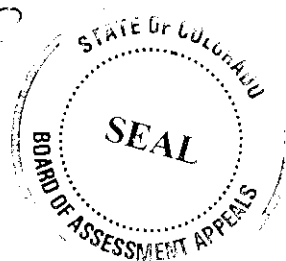
Karen E. Hart

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 K. Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **44302, 44303, 44304**

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

North Colorado-SERS., Inc.

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** 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** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2004**.
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 **2004** 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 **2004**.

Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:
Reduction is based on Income / Expense analysis.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ at _____ be vacated; or, (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **28th** day of **January, 2005**.

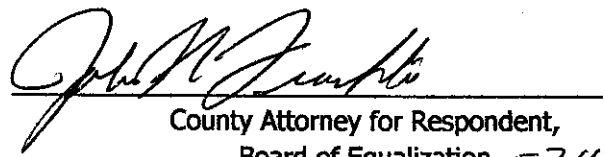


Petitioner(s)

By: **Robinson, Waters and O'Dorisio
Ronald S. Loser, Esq.
Attorney for petitioner**

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

Telephone:



County Attorney for Respondent,
Board of Equalization *5747*

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

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



County Assessor

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

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

Docket Number: **44302, 44303, 44304**
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Multiple Schedule No(s)

ATTACHMENT A
ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 44302, 44303, 44304

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|---------------------|-----------------------|------------------------|------------------------|
| 63184-02-012 | \$ 761,647.00 | \$11,475,353.00 | \$12,237,000.00 |
| 63184-02-013 | \$ 788,545.00 | \$11,619,451.00 | \$12,407,996.00 |
| 63184-02-014 | \$1,026,383.00 | \$11,619,451.00 | \$12,645,834.00 |

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): 44302, 44303, 44304

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|---------------------|-----------------------|------------------------|------------------------|
| 63184-02-012 | \$ 761,647.00 | \$11,475,353.00 | \$12,237,000.00 |
| 63184-02-013 | \$ 788,545.00 | \$11,619,451.00 | \$12,407,996.00 |
| 63184-02-014 | \$1,026,383.00 | \$11,619,451.00 | \$12,645,834.00 |

Stip.AtB
Multiple Schedule No(s)

ATTACHMENT C
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 44302, 44303, 44304

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|---------------------|-----------------------|-----------------------|-----------------------|
| 63184-02-012 | \$ 761,647.00 | \$8,404,985.00 | \$9,166,632.00 |
| 63184-02-013 | \$ 788,545.00 | \$8,509,220.00 | \$9,297,765.00 |
| 63184-02-014 | \$1,026,383.00 | \$8,509,220.00 | \$9,535,603.00 |

Stip AtC
Multiple Schedule No(s)