

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44637
Petitioner: DILLON REAL ESTATE CO. INC., 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.: 6435320007

Category: Abatement 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: \$2,800,000
 (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 3rd day of November 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 2, 2005

Karen E Hart

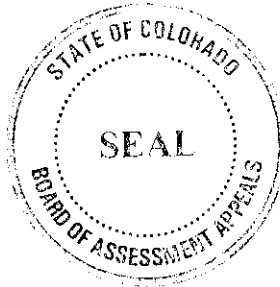
Karen E. Hart

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

Penny Lowenthal
Penny Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **44637**
Single County Schedule Number: **64353-20-007**

STIPULATION (As to Abatement/Refund For Tax Year **2003**)

Dillon Real Estate Co., Inc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

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 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 4 BLK 1 MISSION TRACE AT THE SPRINGS 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 **2003**:

Land:	\$ 432,986.00
Improvements:	\$3,193,884.00
Total:	\$3,626,870.00

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

Land:	\$ 432,986.00
Improvements:	\$3,193,884.00
Total:	\$3,626,870.00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year **2003** actual value for the subject property:

Land:	\$ 432,986.00
Improvements:	\$2,367,014.00
Total:	\$2,800,000.00

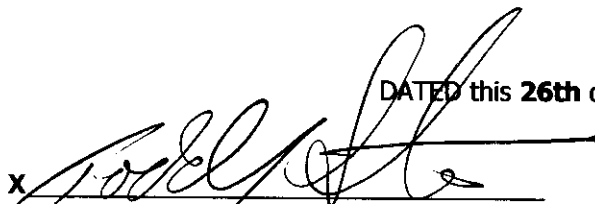
6. The valuation, as established above, shall be binding only with respect to tax year **2003**.

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

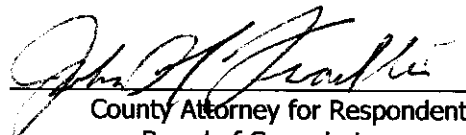
Adjustment based on additional Market Rental Rate information pertaining to grocery stores.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **November 15, 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 **October, 2005**

x 

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



County Attorney for Respondent, **5747**
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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DEPUTY County Assessor

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

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

Docket Number: **44637**
StipCnty.Aba

Single Schedule No. (Abatement)