

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45361</b>
Petitioner: <b>4425 ARROWSWEST LTD,</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.: 73262-01-001**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$8,000,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 13th day of December 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 12, 2006

---

*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

*Heather Wilcox*

---

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **45361**  
Single County Schedule Number: **73262-01-001**

---

---

STIPULATION (As to Tax Year **2005** Actual Value)

---

---

**4425 Arrowswest Ltd.**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

---

---

RECEIVED  
2005 DEC 11 11 08 22

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2005** 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 BLK 1 ARROWSWEST FIL NO 1**

2. The subject property is classified as **Commercial / Industrial** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2005**:

Land:	<b>\$1,496,286.00</b>
Improvements:	<b>\$7,736,638.00</b>
Total:	<b>\$9,232,924.00</b>

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

Land:	<b>\$1,496,286.00</b>
Improvements:	<b>\$7,736,638.00</b>
Total:	<b>\$9,232,924.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2005** actual value for the subject property:

Land:	<b>\$1,496,286.00</b>
Improvements:	<b>\$6,503,714.00</b>
Total:	<b>\$8,000,000.00</b>

6. The valuation, as established above, shall be binding only with respect to tax year **2005**.

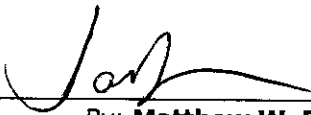
7. Brief narrative as to why the reduction was made:

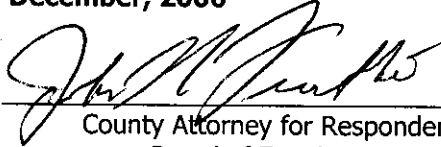
**Additional information was supplied by the owner that supports a reduction in value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals  
on at

be vacated; or,  **a hearing has not yet been scheduled before the Board of Assessment Appeals.**

DATED this **6th** day of **December, 2006**

x   
By: **Matthew W. Poling**  
or  
**Ian D. James**  
**Agent(s) for the Petitioner**

  
County Attorney for Respondent, *5747*  
Board of Equalization

Address: **Deloitte Tax, LLP**  
**555 Seventeenth Street, Suite 3600**  
**Denver, CO 80202-3942**

Telephone: **303-292-5400**

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

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

  
County Assessor

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

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

Docket Number: **45361**  
StipCnty.mst