

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46528
Petitioner: TOYS R US 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.: 64104-08-008

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$2,200,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 03-04 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 20th day of September 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 18, 2006

Karen E Hart

Karen E. Hart

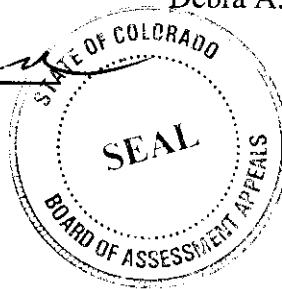
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Marian Brennan

Marian Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **46528**
Single County Schedule Number: **64104-08-008**

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

Toys "Я" Us, Inc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent

2006 SEP 10 PM 1:13

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 2 TOYS "R" US FIL NO 2 EX THAT PT CONV TO CITY BY REC #98182979

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:	\$1,252,568.00
Improvements:	\$2,222,362.00
Total:	\$3,474,930.00

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

Land:	\$1,252,568.00
Improvements:	\$2,222,362.00
Total:	\$3,474,930.00

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:	\$1,252,568.00
Improvements:	\$ 947,432.00
Total:	\$2,200,000.00

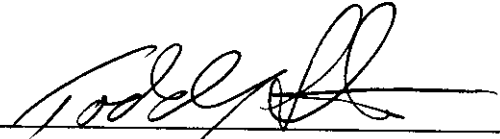
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

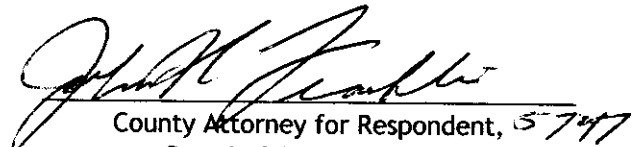
Petitioner presented additional market information justifying an adjustment to the value.

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 13th day of September, 2006

x 

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




County Attorney for Respondent, 5-797
Board of Commissioners

Address: 640 Plaza Drive, Suite 290
Littleton, CO 80219

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (303) 347-1878

Telephone: (719) 520-6485



County Assessor

Address: 27 East Vermijo
Colorado Springs, CO 80903

Telephone: (719) 520-6600

Docket Number: 46528
StipCnty.Aba

Single Schedule No. 64104-08-008 (RE: 2003 Abatement)

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **46528**
Single County Schedule Number: **64104-08-008**

STIPULATION (As to Abatement/Refund For Tax Year 2004)

Toys "Я" Us, Inc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent

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 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 TOYS "R" US FIL NO 2 EX THAT PT CONV TO CITY BY REC #98182979

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:	\$1,252,568.00
Improvements:	\$2,222,362.00
Total:	\$3,474,930.00

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

Land:	\$1,252,568.00
Improvements:	\$2,222,362.00
Total:	\$3,474,930.00

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

Land:	\$1,252,568.00
Improvements:	\$ 947,432.00
Total:	\$2,200,000.00

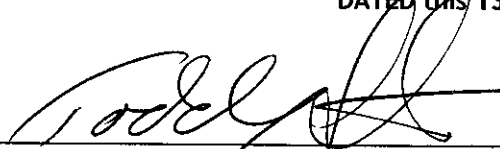
6. The valuation, as established above, shall be binding only with respect to tax year 2004.

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

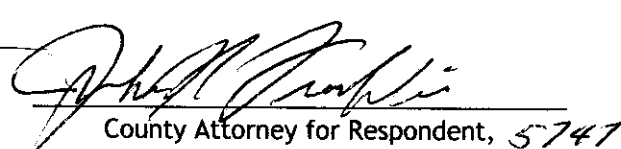
Petitioner presented additional market information justifying an adjustment to the value.

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 13th day of September, 2006

x 

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



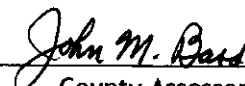
County Attorney for Respondent, 5747
Board of Commissioners

Address: 640 Plaza Drive, Suite 290
Littleton, CO 80219

Telephone: (303) 347-1878

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: 46528
StipCnty.Aba

Single Schedule No. 64104-08-008 (RE: 2004 Abatement)