

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 50415**

Petitioner:

**GOLD HILL MESA PARTNERS,**

v.

Respondent:

**EL PASO COUNTY BOARD OF EQUALIZATION.**

**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.: 74144-18-002**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$1,062,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 4th day of August 2009.

**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

*Toni Rigiroszi*

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **50415**  
Single County Schedule Number: **74144-18-002**

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STIPULATION (As to Tax Year **2008** Actual Value)

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**Gold Hill Mesa Partners**

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 **2008** 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 25 GOLD HILL MESA FIL NO 1A**

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2008**:

Land:	<b>\$ 343,252.00</b>
Improvements:	<b>\$1,438,756.00</b>
Total:	<b>\$1,782,008.00</b>

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

Land:	<b>\$ 343,252.00</b>
Improvements:	<b>\$1,250,000.00</b>
Total:	<b>\$1,593,252.00</b>

Single Schedule No.

1

STATE OF COLORADO  
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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2008** actual value for the subject property:

Land:	\$ 343,252.00
Improvements:	\$ 718,748.00
Total:	\$1,062,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2008**.

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

**owners income supports a reduction in the actual value**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **June 16, 2009 at 8:30 AM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

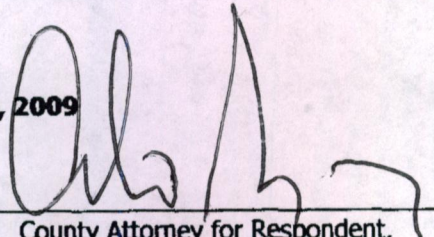
DATED this 1st day of June, 2009

X

By: **Greg Evans, Agent for Petitioner  
Bridge & Associates**

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Telephone:

  
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Board of Equalization

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

  
County Assessor

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

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

Docket Number: **50415**  
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Single Schedule No.