

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51273</b>
Petitioner: <b>CHRISTIAN BOOK SELLERS ASSOC.,</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF COMMISSIONERS.</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.: 62332-02-003A**

**Category: Abatement      Property Type: Commercial Real**

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

**Total Value:            \$3,500,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 23rd day of January 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 22, 2009

*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 Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **51273**  
Single County Schedule Number: **62332-02-003**

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STIPULATION (As to Abatement/Refund For Tax Year **2007**)

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**Christian Booksellers Assoc.**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF COMMISSIONERS,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2007** 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 BRIARGATE BUSINESS CAMPUS FIL NO 23**

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2007**:

Land:	<b>\$1,023,660.00</b>
Improvements:	<b>\$4,578,660.00</b>
Total:	<b>\$5,602,320.00</b>

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

Land:	<b>\$1,023,660.00</b>
Improvements:	<b>\$4,578,660.00</b>
Total:	<b>\$5,602,320.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year **2007** actual value for the subject property:

Land:	<b>\$1,023,660.00</b>
Improvements:	<b>\$2,476,340.00</b>
Total:	<b>\$3,500,000.00</b>

6. The valuation, as established above, shall be binding only with respect to tax year **2007**.

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

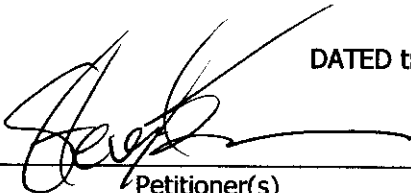
**The 2005 / 2006 income and expense statements support a reduction in value.**

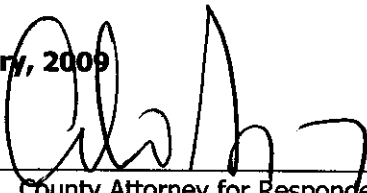
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ at \_\_\_\_\_

be vacated; or,

A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **12th** day of **January, 2009**

x   
\_\_\_\_\_  
Petitioner(s)  
By: **Steve A. Evans**  
**The "E" Company**

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Commissioners

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**Castle Rock, CO 80104**

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

  
\_\_\_\_\_  
County Assessor

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

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

Docket Number: **51273**  
StipCnty.Aba