

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52961</b>
Petitioner: <b>MAGNUM MATERIALS OF COLORADO INC.,</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.: 63311-03-011+1**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$1,818,935**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 14th day of April 2010.



**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.

*Melissa Nord*

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

---

---

Docket Number(s): **52961**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

---

---

**Magnum Materials of Colorado Inc**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

---

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2009** valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as **Commercial** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2009**.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year **2009** actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year **2009**.

2018 APR 13 PM 12:33

Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:

**Assessed for an improvement that no longer exists**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **March 23, 2010 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 **16th** day of **March, 2010**.

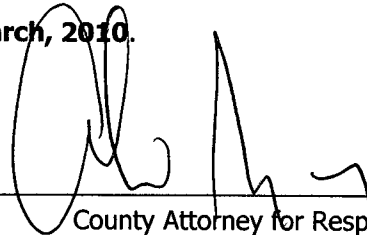
 # 1685  
\_\_\_\_\_  
Petitioner(s)

By: **Marvin Poer and Co.**  
**Joe Monzon, agent**

Address: ~~410 17<sup>th</sup> Street, Suite 1175~~  
~~Denver, CO 80202~~

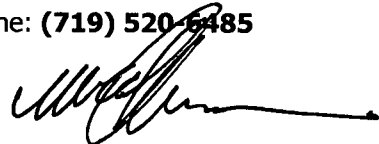
Telephone: ~~303-573-0975~~

*Donald S. Losev*  
*1099 18<sup>th</sup> St. #2000*  
*Denver, CO 80202*  
*303-297-2000*

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

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**

2010 APR 13 PM 12:38

Docket Number: **52961**  
StipMlti.mst

Multiple Schedule No(s)

**ATTACHMENT A**  
**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**DOCKET NUMBER(S): 52961**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>63311-03-015</b>	<b>\$ 77,700.00</b>	<b>\$ 2,780.00</b>	<b>\$ 80,480.00</b>
<b>63311-03-011</b>	<b>\$284,032.00</b>	<b>\$1,457,203.00</b>	<b>\$1,741,235.00</b>

Stip.AtA  
Multiple Schedule No(s)

**ATTACHMENT B**

**ACTUAL VALUES, AS ASSIGNED BY  
THE COUNTY BOARD OF EQUALIZATION  
AFTER A TIMELY APPEAL**

**DOCKET NUMBER(S): 52961**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>63311-03-015</b>	<b>\$ 77,700.00</b>	<b>\$ 2,780.00</b>	<b>\$ 80,480.00</b>
<b>63311-03-011</b>	<b>\$284,032.00</b>	<b>\$1,457,203.00</b>	<b>\$1,741,235.00</b>

Stip.AtB  
Multiple Schedule No(s)

**ATTACHMENT C**  
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

**DOCKET NUMBER(S): 52961**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>63311-03-015</b>	<b>\$ 77,700.00</b>	<b>\$ 0.00</b>	<b>\$ 77,700.00</b>
<b>63311-03-011</b>	<b>\$284,032.00</b>	<b>\$1,457,203.00</b>	<b>\$1,741,235.00</b>

Stip AtC  
Multiple Schedule No(s)