

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53425</b>
Petitioner: <b>NEUENSCHWANDER ENTERPRISES LLC,</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.: 73261-02-007**

**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:            \$1,230,000**  
(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 24th day of May 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.

Cara McKeller  
Cara McKeller

Debra A. Baumbach  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **53425**  
Single County Schedule Number: **73261-02-007**

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STIPULATION (As to Tax Year **2009** Actual Value)

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**Neuenschwander Enterprises LLC**

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 **2009** 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 WESTWIND MARKETPLACE SUB NO 1**

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 **2009**:

Land:	<b>\$ 592,763.00</b>
Improvements:	<b>\$ 932,817.00</b>
Total:	<b>\$1,525,580.00</b>

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

Land:	<b>\$ 592,763.00</b>
Improvements:	<b>\$ 932,817.00</b>
Total:	<b>\$1,525,580.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2009** actual value for the subject property:

Land:	\$ 592,763.00
Improvements:	\$ 637,237.00
Total:	\$1,230,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2009**.

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

**Additional market and income data was considered**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **June 21, 2010 at 8:30 AM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

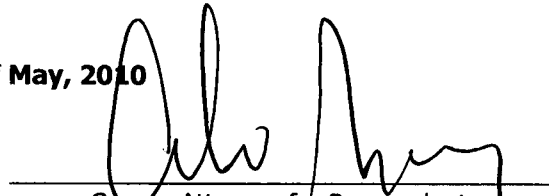
DATED this **6th** day of **May, 2010**

  
x \_\_\_\_\_  
Petitioner(s)

By: **Todd J Stevens,**  
**Stevens & Associates Inc**

Address: **9800 Mt Pyramid Ct Ste 220**  
**Englewood, CO 80112**

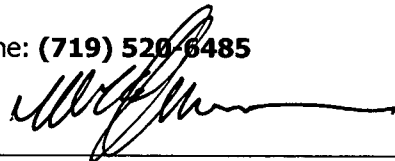
Telephone: **303-347-1878**

  
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County Attorney for Respondent,  
Board of Equalization

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

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

  
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County Assessor

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

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

Docket Number: **53425**  
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