

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55160</b>
Petitioner: <b>TRU 2005 RE I LLC,</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.: 64104-08-008A**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,300,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 07-08 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 16th day of September 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**

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Docket Number: **55160**  
Single County Schedule Number: **64104-08-008**

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STIPULATION (As to Abatement/Refund For Tax Year **2007 and 2008**)

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**TRU 2005 RE I LLC c/o Toys R Us**

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 years **2007 and 2008** 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:

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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 years **2007 and 2008**:

Land:	<b>\$1,530,911.00</b>
Improvements:	<b>\$ 999,089.00</b>
Total:	<b>\$2,530,000.00</b>

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

Land:	<b>\$1,530,911.00</b>
Improvements:	<b>\$ 999,089.00</b>
Total:	<b>\$2,530,000.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax years **2007 and 2008** actual value for the subject property:

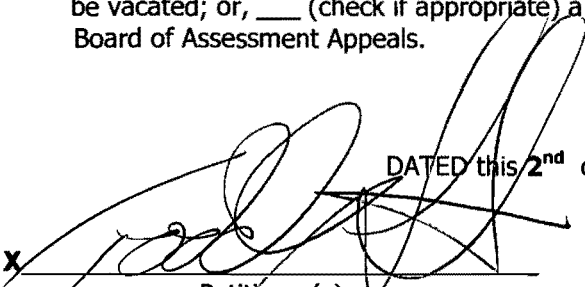
Land:	<b>\$1,530,911.00</b>
Improvements:	<b>\$ 769,089.00</b>
Total:	<b>\$2,300,000.00</b>

6. The valuation, as established above, shall be binding only with respect to tax years **2007 and 2008**.

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

**Additional market data was considered**

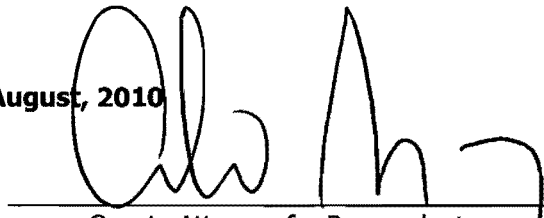
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **August 20, 2010 at 8:30 AM** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

**x**   
\_\_\_\_\_  
Petitioner(s)  
By: **Stevens & Associates, Inc**  
**Todd J Stevens, Agent**

Address: **9800 Mt. Pyramid Ct**  
**Englewood, CO 80112**

Telephone: **303-347-1878**

DATED this **2<sup>nd</sup>** day of **August, 2010**

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

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: **55160**  
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