

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <b>57716</b>
Petitioner: <b>7287 COLE VIEW 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.: 54081-02-037**

**Category: Valuation      Property Type: Industrial**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$325,000**

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

**ORDER:**

Respondent is ordered to reduce the 2011 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 November 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*CM*

\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
SD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number: **57716**  
Single County Schedule Number: **54081-02-037**

STIPULATION (As to Tax Year **2011** Actual Value)

**7287 COLE VIEW LLC**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2011** 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 33 CLAREMONT BUSINESS PARK FIL NO 2**

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 **2011**:

Land:	<b>108,765</b>
Improvements:	<b><u>290,213</u></b>
Total:	<b>398,978</b>

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

Land:	<b>108,765</b>
Improvements:	<b><u>253,529</u></b>
Total:	<b>362,294</b>

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land:	108,765
Improvements:	<u>216,235</u>
Total:	325,000

6. The valuation, as established above, shall be binding only with respect to tax year 2011.

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

Market and income data supports an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 4, 2011 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 day of

x *[Signature]*  
 Petitioner(s)  
 By:

*[Signature]*  
 County Attorney for Respondent,  
 Board of Equalization

Address: *for GET axes LLC*  
 4445 NORTH PARK  
 COLO. SPRINGS CO  
 80907

Telephone: 719-630-2277

Address: 27 East Vermijo  
Colorado Springs, CO 80903

Telephone: (719) 520-6489

*[Signature]*  
 County Assessor

Address: 1675 West Garden of the Gods Rd.  
Suite 2300  
Colorado Springs, CO 80903

Telephone: (719) 520-6605

Docket Number: 57716  
StlpCnty.mst

Single Schedule No. 2