

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60123</b>
Petitioner: <b>BAR SPUR RANCHES 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.: 64250-03-002+1**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  

**Total Value:            \$6,250,000**

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

**ORDER:**

Respondent is ordered to reduce the 09-10 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 9th day of May 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

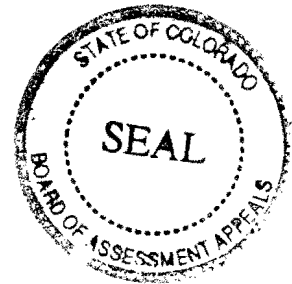
\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

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Debra A. Baumbach

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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Docket Number(s): **60123**

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

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STIPULATION (As To Abatement/Refund For Tax Years 2009/2010)

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**BAR SPUR RANCHES LLC**

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 2009/2010 valuations of the subject properties, 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 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 years 2009/2010.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax years 2009/2010 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 years 2009/2010.

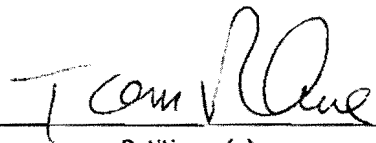
7. Brief narrative as to why the reductions were made:

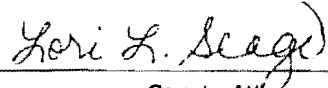
Market & income data supports an adjustment to the actual value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **May 17th 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 **25th** day of **April 2012**.

x   
Petitioner(s)

  
County Attorney for Respondent,  
Board of Commissioners

Address:

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

Telephone:

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

  
Deputy County Assessor

Address: **1675 W. Garden of Gods Rd. Ste 2300  
Colorado Springs, CO 80907**

Telephone: **(719) 520-6600**

Docket Number: **60123**

StipMlti.Aba

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

**DOCKET NUMBER(S): 60123**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>64240-08-006</b>	<b>\$404,019</b>	<b>\$3,591,962</b>	<b>\$3,995,981</b>
<b>64250-03-002</b>	<b>\$446,729</b>	<b>\$3,549,252</b>	<b>\$3,995,981</b>

**ATTACHMENT B**  
**ACTUAL VALUES, AS ASSIGNED BY**  
**THE COUNTY BOARD OF COMMISSIONERS**  
**AFTER A TIMELY APPEAL**

**DOCKET NUMBER(S): 60123**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>64240-08-006</b>	<b>\$404,019</b>	<b>\$3,295,981</b>	<b>\$3,700,000</b>
<b>64250-03-002</b>	<b>\$446,729</b>	<b>\$3,253,271</b>	<b>\$3,700,000</b>

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

**DOCKET NUMBER(S): 60123**

Schedule Number	Land Value	Improvement Value	Total Actual Value
<b>64240-08-006</b>	<b>\$404,019</b>	<b>\$2,720,981</b>	<b>\$3,125,000</b>
<b>64250-03-002</b>	<b>\$446,729</b>	<b>\$2,678,271</b>	<b>\$3,125,000</b>