

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60582
Petitioner: SPRADLEY GROUP LLC, v. Respondent: PUEBLO COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: 05-140-12-001+3
 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: \$3,386,447
 (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 Pueblo County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 6th day of November 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

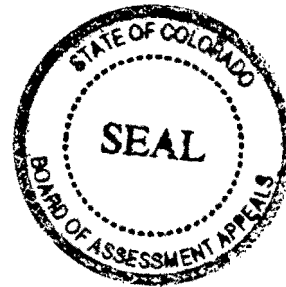
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, CO 80203

Docket No.: 60582

**Schedule No.: 05-140-12-001
05-140-12-002
05-140-13-001
05-140-13-002**

Petitioner:

SPRADLEY GROUP, LLC,

v.

Respondent:

PUEBLO COUNTY BOARD OF EQUALIZATION

Attorney for Respondent:

Cynthia Mitchell, #36992
Assistant County Attorney
215 West 10th Street
Pueblo, CO 81003
719-583-6630 (phone)
719-583-6057 (fax)
co.atty@co.pueblo.co.us

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STATE OF COLORADO
BD OF ASSESSMENT APPEALS

STIPULATION

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the 2009 tax year valuation and 2010 tax year valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

**2146 W HWY 50
Pueblo, CO 81008
Pueblo County Schedule Numbers 05-140-12-001 and 05-140-12-002**

**Vacant Lot- Commercial
Pueblo County Schedule No. 05-140-13-001**

Docket 60582

2120 Kachina Drive
Pueblo, CO 81008
Pueblo County Schedule No. 05-140-13-002

2. The subject property is classified as:

Commercial Real Property

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009 and 2010.

Parcel #05-140-12-001

Land	\$233,395.00
Improvements	\$64,520.00
Total	\$297,915.00

Parcel # 05-140-12-002

Land	\$468,875.00
Improvements	\$2,299,772.00
Total	\$2,768,647.00

Parcel# 05-140-13-001

Land	\$173,873.00
Improvements	\$0.00
Total	\$173,873.00

Parcel # 05-140-13-002

Land	\$175,262.00
Improvements	\$ 20,825.00
Total	\$ 196,087.00

4. After a timely appeal to the County Board of Equalization, the Board of Equalization denied the Petitioner's Appeal, at the Petitioner's request. The Board of Equalization valued the subject property as follows:

Parcel #05-140-12-001

Land	\$233,395.00
Improvements	\$64,520.00
Total	\$297,915.00

Parcel # 05-140-12-002

Land	\$468,875.00
Improvements	\$2,299,772.00
Total	\$2,768,647.00

Parcel# 05-140-13-001

Land	\$173,873.00
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Improvements	\$0.00
Total	\$173,873.00

Parcel # 05-140-13-002

Land	\$175,262.00
Improvements	\$ 20,825.00
Total	\$ 196,087.00

5. After further review and negotiation, Petitioner(s) and the County Board of Equalization agree to the following actual value for the 2009 and 2010 tax years for the subject property:

Parcel #05-140-12-001

Land	\$233,395.00
Improvements	\$64,520.00
Total	\$297,915.00

Unchanged

Parcel # 05-140-12-002

Land	\$468,875.00
Improvements	\$2,299,772.00
Total	\$2,768,647.00

Unchanged

Parcel# 05-140-13-001

Land	\$173,873.00
Improvements	\$0.00
Total	\$173,873.00

Unchanged

Parcel # 05-140-13-002

Land	\$125,187.00
Improvements	\$20,825.00
Total	\$146,012.00

Changed

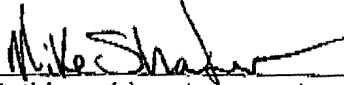
6. The valuation, as established above, shall be binding only with respect to tax years 2009 and 2010.
7. Brief narrative as to why reduction was made:

The Petitioner and the Respondent County Assessor have reached an agreement as to the value of the property.

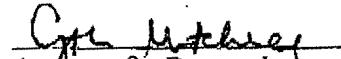
8. The hearings scheduled before the Board of Assessment Appeals on October 29, 2012 at 8:30 a.m. and October 30, 2012 may be vacated.

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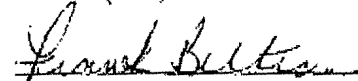
DATED this 25 day of October, 2012.



Petitioner(s) or Agent or Attorney
Mike Shafer
Property Tax Refund Consultants, LLC
9233 Park Meadows Drive
Lone Tree, CO 80124
Phone: (303) 550-8815
Fax: (303) 862-4556



Attorney for Respondent,
Pueblo County Board of Equalization
Cynthia Mitchell
Assistant County Attorney
215 W. 10th Street
Pueblo, CO 81003
Phone: (719) 583-6630



Frank Beltran
Pueblo County Assessor
215 W. 10th Street
Pueblo, CO 81003
Telephone: 719-583-6590