

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61915
Petitioner: SOUTHWEST PROPERTIES OF PUEBLO 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.: 05-140-14-001+1

Category: Abatement Property Type: Commercial Real

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: \$1,225,372

(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 Pueblo County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 19th day of June 2013.

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

Cara McKeller

Cara McKeller



CLERK OF DISTRICT COURT
COUNTY OF PUEBLO

2013 JUN -6 PM 2: 11

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

Petitioner:

SOUTHWEST PROPERTIES OF PUEBLO, 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

Docket No.: 61915
Schedule Nos.: 05-140-14-001
05-140-14-002

STIPULATION

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the 2011 tax year 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 as to Schedule No.: 05-140-14-001:

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

Lot 1 Autoplex Sub (Contg 1.48A) – 2680 W. U.S. Hwy. 50

2. The subject property is classified as:

Commercial

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011:

Land	\$322,340.00
Improvements	\$166,078.00
Total	\$488,418.00

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

Land	\$322,340.00
Improvements	\$166,078.00
Total	\$488,418.00

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

Land	\$257,922.00
Improvements	\$166,078.00
Total	\$424,000.00

Petitioner(s) and Respondent agree and stipulate as follows as to Schedule No.: 05-140-14-002:

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

Lot 2 Autoplex Sub (Contg 2.49A) – 2600 W. U.S. Hwy. 50

7. The subject property is classified as:

Commercial

8. The County Assessor originally assigned the following actual value to the subject property for tax year 2011:

Land	\$433,856.00
Improvements	\$367,516.00
Total	\$801,372.00

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

Land	\$433,856.00
Improvements	\$367,516.00
Total	\$801,372.00

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

Land	\$433,856.00
Improvements	\$367,516.00
Total	\$801,372.00


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

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

The parcels are now considered one economic unit therefore, the land was adjusted on parcel #05-140-14-001 and parcel #05-140-14-002 remains unchanged.


13. The hearing scheduled before the Board of Assessment Appeals for June 21, 2013, may be vacated.

DATED this 2nd day of June, 2013.

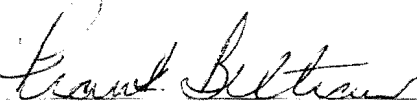


Petitioner(s) or Agent or Attorney

Southwest Properties of Pueblo, LLC
c/o Mike Shafer
9233 Park Meadows Drive
Lone Tree, CO 80124
Telephone: 303-550-8815



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



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

Docket No. 61915