

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64048</b>
Petitioner: <b>POWERS PROFESSIONAL CAMPUS 2 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.: 53182-20-004**  
     **Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  
     **Total Value:            \$3,146,000**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

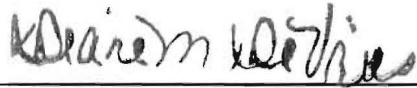
**ORDER:**

Respondent is ordered to reduce the 2013 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 11th day of July 2014.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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



\_\_\_\_\_  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2014 JUL -2 AM 9:37

Docket Number: **64048**  
Single County Schedule Number: **53182-20-004**

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STIPULATION (As to Tax Year **2013** Actual Value)

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**POWERS PROFESSIONAL CAMPUS 2 LLC.**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 2 RIDGEVIEW BUSINESS CENTER FIL NO 1A

2. The subject property is classified as COMMERCIAL OFFICE property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land:	\$528,033
Improvements:	\$2,871,967
Total:	\$3,400,000

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

Land:	\$528,033
Improvements:	\$2,871,967
Total:	\$3,400,000

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land:	\$528,033
Improvements:	\$2,617,967
Total:	\$3,146,000

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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

OWNER'S ACTUAL INCOME & EXPENSE INFORMATION SUPPORTS A REDUCTION.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **JULY 22, 2014 at 8:30 A.M.** be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24<sup>TH</sup> day of JUNE 2014

X 

Petitioner(s)  
By: STEVE A. EVANS,  
THE E COMPANY

Address: P.O. BOX 1750  
CASTLE ROCK, COLORADO 80104

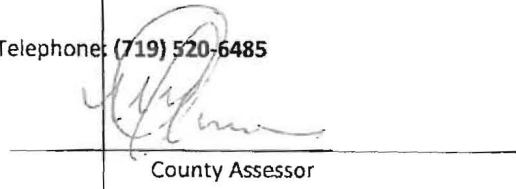
Telephone: 720-351-3515



County Attorney for Respondent,  
Board of Equalization

Address: 200 S. Cascade Ave. Ste. 150  
Colorado Springs, CO 80903-2208

Telephone: (719) 520-6485



County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300  
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 64048  
StipCnty.mst

Single Schedule No.

**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 53182-20-004

**Master Parcel No:** 53182-20-001

**Owner:** POWERS PROFESSIONAL HOLDINGS LLC  
 15475 GLENEAGLE DR  
 COLORADO SPRINGS CO 80921

**Location:** 6160 TUTT BLVD

**Legal Description:** LOT 2 RIDGEVIEW BUSINESS CENTER FIL NO 1A

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCN	62.55	280	11573	11/06/2003

<u>Year Built</u>	<u>Base-ment</u>	<u>Stories</u>	<u>Units</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:				2120	3.19AC	153130	528033	8/13
Imp: 2005		2.0	0	OB	35544	832870	2871967	8/13
<b>Total:</b>						986000	3400000	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	10/27/2003		\$0.00	203252066				0
	05/27/2005		\$0.00	205078248	0	0		0
	07/15/2011		\$0.00	211068061			D	0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.714
CITY OF COLORADO SPRINGS	4.279
FALCON SCHOOL NO 49	45.617
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94
EL PASO COUNTY CONSERVATION	
<b>2013 Tax Rate:</b>	<u>62.55</u> mills

Please note that appraisal records are subject to change without notification.

**Printed:** 6/24/2014 9:36:43 AM **By:** ASRCONLEY