

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CARIBOU SPRINGS RANCH LLP,

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Giovanni M. Ruscitti, Esq.
Johnson Repucci & Berg
Address: 1401 Walnut Street #500
Boulder, CO 80302
Phone Number: (303) 442-1900
E-mail:
Attorney Registration No.:

Docket Number: 37209

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:

SEE ATTACHED STIPULATION

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

SEE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

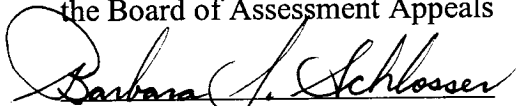
The Boulder County Assessor is directed to change her records accordingly.

DATED/MAILED this 22nd day of March, 2001.

This decision was put on the record

March 22, 2001

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



Barbara J. Schlosser

Docket Number 37209

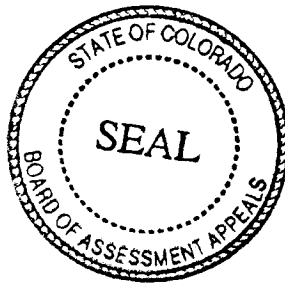
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Harry J. Fuller



3-19 C

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 37209**

County Schedule Numbers: 129256, 129257, 129258, 129259, 129260, 129261, 129262 & 129263

STIPULATION (As To Tax Year 2000 Actual Value)

PAGE 1 OF 3

CARIBOU SPRINGS RANCH LLP

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED
01 MAR 21 PM 1:25
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 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 follows:

LEGAL: LOTS 12 - 19 CARIBOU SPRINGS RANCH EXEMPTION PLAT

2. The subject property is classified as Vacant Land.

3. The County Assessor assigned the following actual value to the subject property for tax year 2000:

Land	\$ 3,179,600	Total 8 lots
Improvements	\$ _____	SEE ATTACHED
Total	\$ 3,179,600	

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

Land	\$ 2,561,600	Total 8 lots
Improvements	\$ _____	SEE ATTACHED
Total	\$ 2,561,600	

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2000 actual value for the subject property:

Land	\$ 1,600,000	Total 8 lots
Improvements	\$ _____	SEE ATTACHED
Total	\$ 1,600,000	

Petitioner's Initials Y. 27

Date 3-14-01

Docket Number(s): 37209

County Schedule Numbers: 129256, 129257, 129258, 129259, 129260, 129261, 129262 & 129263

STIPULATION (As To Tax Year 2000 Actual Value)

PAGE 2 OF 3

6. While the parties hereto acknowledge that for the purposes of this stipulation, the valuation established at paragraph 5 above shall be binding only with respect to tax year 2000, the parties further acknowledge that they have agreed that such valuations will also be submitted as the proper valuation in connection with the consideration of the Petitioner's Petition for Abatement for the parcels of property subject to this appeal for the year 1999 to be filed with Boulder County in connection herewith.

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

Additional information was submitted for further review and the value was adjusted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 19, 2001, at 1:00 p.m. be vacated.

9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

10. In consideration of the good and adequate consideration provided for herein, the sufficiency of which is hereby acknowledged and confessed, Petitioner and Respondent do hereby for themselves and their predecessors, successors, assigns, subsidiaries, agents, servants, and all other persons, firms, corporations, associations or partnerships and any and all other parties claiming through or under either of them, unequivocally and without reservation, release, acquit, and forever discharge one another and each other's agents, predecessors, successors, servants, heirs, executors, administrators, attorneys, subsidiaries, obligees, and all other persons, firms, corporations, associations and partnerships of and from any and all liability, actions, causes of action, claims, demands, damages, costs, loss of services, loss of properties, expenses, compensation and any and all consequential damages or injuries, which either party now has, or which may hereafter arise, be discovered or accrue, known or unknown, contingent or liquidated, suspected or unsuspected, on account of, or relating to the 2000 ad valorem valuation which is the subject of this appeal.

Docket Number(s): 37209

County Schedule Numbers: 129256, 129257, 129258, 129259, 129260, 129261, 129262 & 129263

STIPULATION (As To Tax Year 2000 Actual Value)

PAGE 3 OF 3

DATED this 19th day of March, 2001.

Kellie M. [Signature]
Petitioner(s) or Attorney

Address:
Johnson Repco + Broker
1401 Walnut St. Suite 520
Boulder, CO 80302

Telephone: 303-442-1900

Attorneys for Carbon Springs Ranch LLC

H. LAWRENCE HOYT #7563
Boulder County Attorney

By: Robert R. Gunning

ROBERT GUNNING, #26550

Assistant County Attorney

P. O. Box 471

Boulder, CO 80306

(303) 441-3190

Cindy Domenico

CINDY DOMENICO

Boulder County Assessor

By: _____

SAMUEL M. FORSYTH

Chief Deputy Assessor

P. O. Box 471

Boulder, CO 80306

303-441-4844

**CARIBOU SPRINGS RANCH LLP
2000 STIPULATION ATTACHMENT**

ID	LOT NO.	2000 NOTICE OF		2000 VALUE		2000 FINAL STIPULATED VALUE
		VALUATION AMOUNT	DETERMINATION AMOUNT	DETERMINED BY CBOE		
129256	12	\$378,800	\$318,200	\$318,200	\$200,000	
129257	13	\$408,000	\$318,200	\$318,200	\$200,000	
129258	14	\$410,500	\$318,200	\$318,200	\$200,000	
129259	15	\$446,200	\$334,200	\$334,200	\$200,000	
129260	16	\$378,500	\$318,200	\$318,200	\$200,000	
129261	17	\$378,500	\$318,200	\$318,200	\$200,000	
129262	18	\$383,800	\$318,200	\$318,200	\$200,000	
129263	19	\$395,300	\$318,200	\$318,200	\$200,000	
TOTALS		\$3,179,600	\$2,561,600	\$2,561,600	\$1,600,000	