

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GUNBARREL PROPERTIES LLC/ CHRISMAN COMMERCIAL LLC,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens & Associates, Inc.</p> <p>Address: 7950 S. Lincoln Street, #110 Littleton, CO 80122</p> <p>Phone Number: 303-347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 39998</p>
<p style="text-align: center;">ORDER ON STIPULATION</p>	

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.: 0077443-01

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$650,700.00
Improvements	<u>\$1,049,300.00</u>
Total	\$1,700,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 18th day of October, 2002.

This decision was put on the record

October 17, 2002

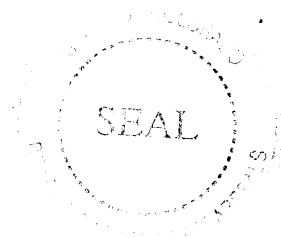
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Judy A. Venable
Judy A. Venable

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 39998

County Schedule Numbers: 77443

STIPULATION (As To Tax Year 2001 Actual Value)

PAGE 1 OF 2

GUNBARREL PROPERTIES LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION

Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:

LOT 6E TWIN LAKES TECH PARK 2

2. The subject property is classified as Commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2001:

Land	\$ 650,700
Improvements	\$ 1,338,500
Total	\$ 1,989,200

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

Land	\$ 650,700
Improvements	\$ 1,338,500
Total	\$ 1,989,200

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ 650,700
Improvements	\$ 1,049,300
Total	\$ 1,700,000

Petitioner's Initials _____

Date _____

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Docket Number: 39998

County Schedule Numbers: R0077443

STIPULATION (As To Tax Year 2001 Actual Value)

PAGE 2 OF 2

- 6. The valuation, as established above, shall be binding only with respect to tax year 2001.
- 7. Brief narrative as to why the reduction was made:

REVIEW OF THE INCOME APPROACH TO VALUE INDICATED ADJUSTMENT.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on OCTOBER 31, 2002 at 01:00 pm 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. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2002 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (i), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 11th day of October, 2002.

Toddy
Petitioner(s) or Attorney

Address:

Telephone:

Robert R. Gunning
ROBERT GUNNING, #26550
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3435

CINDY DOMENICO
Boulder County Assessor

By: *Samuel M. Forsyth*
SAMUEL M. FORSYTH
Chief Deputy Assessor
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844

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<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Address: Stevens & Associates Inc. 7950 S. Lincoln St., #110 Littleton, CO 80122 Phone Number: 303-347-1878 Attorney Registration No.:</p>	<p>Docket Number: 39998</p>
<p>AMENDMENT TO ORDER (On Stipulation)</p>	

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2002 Order in the above-captioned appeal to reflect that the amount allocated to land be changed to \$360,400.00 and the amount allocated to improvements be changed to \$1,339,600.00. The total remains unchanged at \$1,700,000.00.

In all other respects, the October 18, 2002 Order shall remain in full force and effect.

DATED/MAILED this 23rd day of October, 2002.

This amendment was put on the record

October 22, 2002

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

Mary J. Helfer
Mary J. Helfer

39998amd.stip.03

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 39998

County Schedule Numbers: 77443

Oct 21 11 31 AM '02

REVISED

STIPULATION (As To Tax Year 2001 Actual Value)

PAGE 1 OF 2

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BOULDER COUNTY BOARD OF EQUALIZATION

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1. The property subject to this Stipulation is described as follows:

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2. The subject property is classified as Commercial.

3. The County Assessor assigned the following actual value to the subject property for tax year 2001:

Land	\$ 360,400
Improvements	\$ 1,628,800
Total	\$ 1,989,200

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

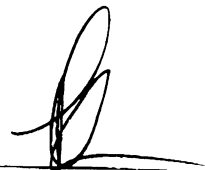
Land	\$ 360,400
Improvements	\$ 1,628,800
Total	\$ 1,989,200

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ 360,400
Improvements	\$ 1,339,600
Total	\$ 1,700,000

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STATE OF COLORADO
BO. OF ASSESSMENT APPEALS

Petitioner's Initials



Date

10/21/02

Docket Number: 39998

Oct 21 11:31 AM '02

County Schedule Numbers: R0077443

STIPULATION (As To Tax Year 2001 Actual Value)

PAGE 2 OF 2

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

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

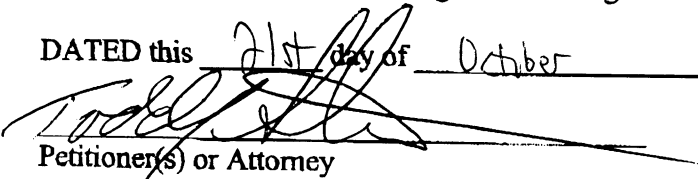
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10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2002 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 21st day of October, 2002.

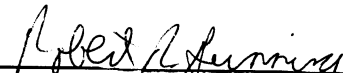

Petitioner(s) or Attorney

Address:

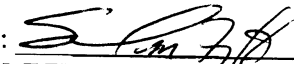
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