

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BLACKFOX PARKWAY ASSOCIATES 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</p> <p>Address: 7950 S. Lincoln Street, Suite 110 Littleton, Colorado 80122</p> <p>Phone Number: 303-347-1878</p>	<p>Docket Number: 40012</p>
<p>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 Nos.: 72216, 80780, 99461, 105004,
60576-01, 02, 03, 04, 05**

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	\$2,502,700.00
Improvements	<u>\$3,822,300.00</u>
Total	\$6,325,000.00

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 her records accordingly.

DATED/MAILED this 6th day of November, 2002.

This decision was put on the record

November 5, 2002

BOARD OF ASSESSMENT APPEALS

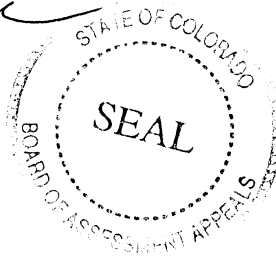
Karen E Hart

Karen E. Hart

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

Marian F. Brennan
Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 40012

County Schedule Numbers: 60576 01-05, 72216, 80780, 99461, 105004

STIPULATION (As To Tax Year 2001 Actual Value) PAGE 1 OF 2

BLACKFOX PARKWAY ASSOCIATES LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOULDER COUNTY BOARD OF EQUALIZATION

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 1 & 3 PARKWAY CTR REPLAT C, LOT 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:

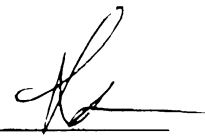
Land	\$ 2,502,700
Improvements	\$ 5,235,100
Total	\$ 7,737,800

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

Land	\$ 2,502,700
Improvements	\$ 5,235,100
Total	\$ 7,737,800

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	\$ 2,502,700
Improvements	\$ 3,822,300
Total	\$ 6,325,000

Petitioner's Initials 

Date October 30, 2002

Docket Number: 40012

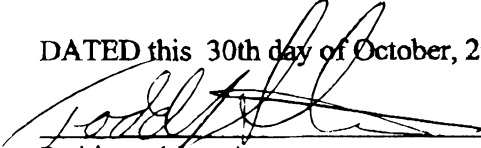
County Schedule Numbers: 60576 01-05, 72216, 80780, 99461, 105004

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:
Additional information was submitted for further review and the value was adjusted for this tax year.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 26, 2002 at 1:00 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 30th day of October, 2002

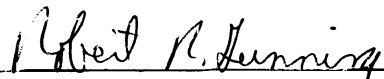


 Petitioner(s) or Attorney

Address:

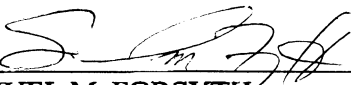
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CINDY DOMENICO
Boulder County Assessor

By: 

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