

<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 Cost Reduction</p> <p>Address: 7950 South Lincoln Street #110 Littleton, CO 80122</p> <p>Phone Number: 303-347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 41065</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 No.: 0099416, 0105004, 0060576, 0080780, 0072216

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$2,889,300.00
Improvements	\$3,435,700.00
Total	\$6,325,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 30th day of January, 2003.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

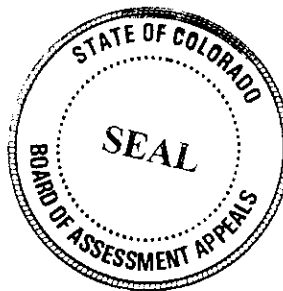
January 30, 2003

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

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 41065

County Schedule Numbers: 99461, 60576, 72216, 105004, 80780
~~STIPULATION (As To Tax Year 2002 Actual Value)~~

PAGE 1 OF 2

BLACKFOX PARKWAY ASSOCIATES LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

ORIGINAL

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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:

Variety of parcels in Parkway Center Replats A and C

- 2. The subject property is classified as Commercial.

- 3. The County Assessor assigned the following actual value to the subject property for tax year 2002:

Land	\$ 3,002,700
Improvements	\$ 4,735,100
Total	\$ 7,737,800

- 4. Prior to the Board of Equalization hearing the Assessor assigned the following actual value to the subject property for tax year 2002.

Land	\$ 2,889,300
Improvements	\$ 3,435,700
Total	\$ 6,325,000

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

Land	\$ 2,889,300
Improvements	\$ 3,435,700
Total	\$ 6,325,000

- 5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ 2,889,300
Improvements	\$ 3,435,700
Total	\$ 6,325,000

Petitioner's Initials _____
Date 1/27/03

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STATE OF COLORADO
BO OF ASSESSMENT APPEALS

Docket Number: 41065

County Schedule Numbers: 99461, 60576, 72216, 105004, 80780

STIPULATION (As To Tax Year 2002 Actual Value)

PAGE 2 OF 2

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

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

Stipulated values are the same as agreed to in 2001 for the same properties.

8. Both parties agree that the petition before the Board of Assessment Appeals for 2002 be dismissed in lieu of this agreement and these stipulated values.

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.

DATED this 28th day of January, 2003.

[Signature]
Petitioner(s) or Attorney

Address:

Stevens & Associates / Inc.
8005 S. Chester St. Ste 340
Englewood, CO 80112

Telephone:

303-347-1878

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

CINDY DOMENICO
Boulder County Assessor

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

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

BLACKFOX PARKWAY ASSOCIATES, LLC,

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Todd J. Stevens
Stevens & Associates Cost Reduction
Address: 7950 South Lincoln Street #110
Littleton, CO 80122
Phone Number: 303-347-1878
Attorney Registration No.:

Docket Number: **41065**

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2003 Order in the above-captioned appeal to reflect that the Boulder County Assessor is directed to change his/her records accordingly.

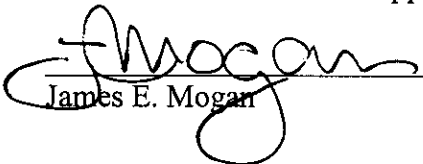
In all other respects, the January 30, 2003 Order shall remain in full force and effect.

DATED/MAILED this 26th day of February 2003.


This amendment was put on the record

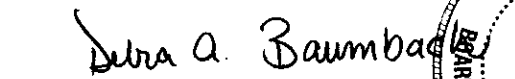
February 25, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach

