

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BLACKFOX REAL ESTATE GROUP 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: Stevens & Associates Inc. Todd J. Stevens</p> <p>Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number:</p>	<p>Docket Number: 41079</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.: R0067853+1

Category: Valuation

Property Type: Vacant Land

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:

See attached Stipulation.

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.

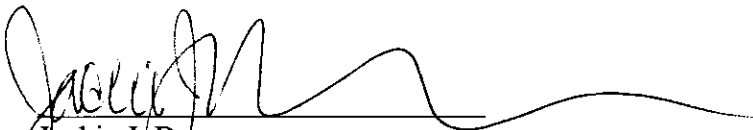
The Boulder County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 11th day of July, 2003.


This decision was put on the record


July 10, 2003

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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 41079

County Account Numbers: 47730 and 67853 PAGE 1 OF 3
~~STIPULATION (As To Tax Year 2002 Actual Value)~~

Blackfox Real Estate Group LLC
Petitioner(s),

vs.

~~BOULDER COUNTY BOARD OF EQUALIZATION,
Respondent~~

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject properties, 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:

- The properties subject to this Stipulation are described as follows:
 ID 47730 Lots 6-9, Block 1 Yeager Garden Acres
 ID 67853 Lot 10, Block 1 Yeager Garden Acres
- The subject properties are classified as commercial.
- The County Assessor assigned the following actual values to the subject properties for tax year 2002:


ID 47730	
Land	\$ 2,046,100
Improvements	\$ 1,370,200
Total	\$ 3,416,300

ID 67853	
Land	\$ 223,300
Improvements	\$ 206,700
Total	\$ 430,000

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

ID 47730	
Land	\$ 2,046,100
Improvements	\$ 1,370,200
Total	\$ 3,416,300

ID 67853	
Land	\$ 223,300
Improvements	\$ 206,700
Total	\$ 430,000

Petitioner's Initials 
Date 7/7/02

Docket Number: 41079

County Schedule Numbers: 47730 and 67853

PAGE 2 OF 3

STIPULATION (As To Tax Year 2002 Actual Value)

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

ID 47730	
Land	\$ 2,046,100
Improvements	\$ 1,153,900
Total	\$ 3,200,000

ID 67853	
Land	\$ 223,300
Improvements	\$ 206,700
Total	\$ 430,000

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

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

Value adjustment based on information provided to the Assessor.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 21, 2003 at 8:30 am 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.

DATED this 10th day of July, 2003.

[Signature]

Petitioner(s) or Attorney

Address:

Stevens & Associates / Inc.
8006 S Chester Street Ste 340
Englewood, CO 80113

Telephone: 303-347-1878

[Signature]

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BOULDER COUNTY ATTORNEY

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STEVENS AND ASSOCIAT

PAGE 07

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BOULDER COUNTY ASSESSOR

007

Docket Number: 41079

County Schedule Numbers: 47730 and 67853

PAGE 3 OF 3

STIPULATION (As To Tax Year 2002 Actual Value)

CINDY DOMENICO

Boulder County Assessor

By: 

SAMUEL M. FORSYTH

Chief Deputy Assessor

P. O. Box 471

Boulder, CO 80306-0471

Telephone: (303) 441-4844