

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JAMES D. DOUGLASS, v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: James D. Douglass Address: 829 Greenwood Drive Berthoud, CO 80513 Phone Number: 970.532.2533	Docket Number: 43070
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:

County Schedule No.: 116478

Category: Valuation Property Type: Exempt / Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$28,800.00
Improvements:	<u>\$ 2,700.00</u>
Total:	\$31,500.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 15th day of November, 2004.

This decision was put on the record

November 12, 2004

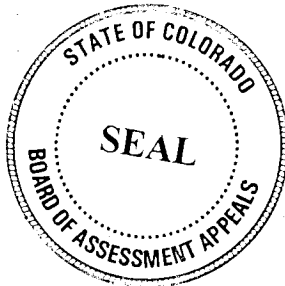
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 43070

County Account Numbers: 116478

STIPULATION (As To Tax Year 2003 Actual Value)

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JAMES D. DOUGLASS

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

Hangar 31, Vance Brand Airport

2. The subject property is classified as Tax Exempt Possessory Interest as to land, Taxable Commercial as to the improvements.
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Improvements	\$ 36,600
Land	\$ 2,700
Total	\$ 39,300

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

Improvements	\$ 30,300
Land	\$ 2,700
Total	\$ 33,000

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Improvements	\$ 28,800
Land	\$ 2,700
Total	\$ 31,500

Petitioner's Initials

Date

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BOARD OF ASSESSMENT APPEALS

[Handwritten Signature]

Docket Number: 43070

County Schedule Numbers: 116478

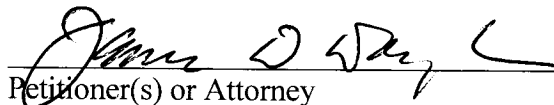
STIPULATION (As To Tax Year 2003 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:

The hangar is valued on the cost approach as the land lease is a tax exempt possessory interest. The cost factors are adjusted to accommodate the fact that the hangars have no plumbing.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 29, 2004 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. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 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.

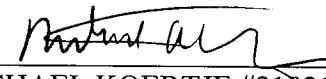
DATED this 10th day of November, 2004.




Petitioner(s) or Attorney

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