

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ALBERT F. BRAGG, v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Albert F. Bragg Address: 2509 Elmhurst Place Longmont, CO 80503 Phone Number: 303.485.2005	Docket Number: 43271
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.: R0112875

Category: Valuation Property Type: 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:	\$ 1,300.00
Improvements:	<u>\$24,800.00</u>
Total:	\$26,100.00

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 27th day of April, 2005.

This decision was put on the record

April 25, 2005

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

Keela K. Steele
Keela K. Steele



'05 APR 18 PM 1:22

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 43271

County Account Numbers: 112875

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

Albert F. Bragg

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

05 APR 25 11:08:29
BOARD OF ASSESSMENT APPEALS

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 H – 14B, Vance Brand Airport
2. The subject property is classified as Hangar, class code 2235.
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 1,300 (Tax Exempt)
Improvements	\$ 27,200 (Taxable)
Total	\$ 28,500

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

Land	\$ 1,300 (Tax Exempt)
Improvements	\$ 27,200 (Taxable)
Total	\$ 28,500

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:

Land	\$ 1,300 (Tax Exempt)
Improvements	\$ 24,800 (Taxable)
Total	\$ 26,100

Petitioner's Initials XFB

Date 4/11/05

Docket Number: 43271

County Schedule Numbers: 112875

STIPULATION (As To Tax Year 2003 Actual Value)

- 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: **Value of this hangar is based on the cost approach using Marshall and Swift Valuation Service, depreciating for age, and applying the lowest class of average quality.**
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 11, 2005 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 17 day of APRIL, _____.

Albert F. Bragg
Petitioner(s) or Attorney

Address:

ALBERT F. BRAGG
2509 Elmhurst Pl.
Longmont, CO 80503-2356

Telephone:

303 485 2005

Michael Koertje
MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

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