BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

DAR-CON PARTNERS,

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 43429

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.: R0048085

Category: Valuation Property Type: Commercial Real

- 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:

Total Value:

\$3,000,000

(Reference Attached Stipulation)

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 AND MAILED this 1st day of July 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record June 30, 2005

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

Keela teele

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER(s): 43429

County A	Account	Numbere	: R00480	105
County	ACCOUNT	numbers	iKUU481	ハコ

STIPUL A	TION (As To To	ıx Vear	2003 Actus	al Value)
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Petitioner(s), Dar-Con Partners

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: 1420 Nelson Road, Longmont, CO.
- 2. The subject property is classified as commercial.
- 3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 973,500
Improvements	\$ 3,366,300
Total	\$ 4,339,800

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

Land	\$ 973,500
Improvements	\$ 2,376,500
Total	\$ 3,350,000

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:

Land	\$ 973,500
Improvements	\$ 2,026,500
Total	\$ 3,000,000

Petitioner's Initials RIK

Date June 20 - 2005

County Schedule Numbers: R0048085

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 2 OF 2

- 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: Correction made to bookkeeper error of calculated expenses that the landlord is responsible for and condition of the metal building.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 20, 2005 at 9:45 A.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.

Boulder, CO 80306-0471 Telephone: (303) 441-4844

regulations restricting or increasing i	the use of the land or a combination thereof.
DATED this 20th day of June Petitioner(s) of Attorney	, <u>2005</u> .
Address:	
_1420 Nelson Road	Marked 4 4
Longmont, CO. 80501	MICHAEL KOERTJE #21921
	Assistant County Attorney
m 1 1	P. O. Box 471
Telephone:	Boulder, CO 80306-0471
303-516-0587	Telephone (303) 441-3190
	CINDY DOMENICO
	Boulder County Assessor
	By: SAMUEL M. FORSYTH Chief Deputy Assessor P. O. Box 471