

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

JOHNSON DEVELOPMENT ET AL,

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Docket Number: 43432

Name: Todd J. Stevens
Stevens & Associates, Inc.
Address: 640 Plaza Drive, Suite 290
Littleton, CO 80219
Phone Number: 303.347.1878

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.: R0500433+57

Category: Valuation Property Type: Vacant Land

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:

[PLEASE 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/MAILED this 17th day of April, 2005.

This decision was put on the record

April 15, 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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43432

County Account Numbers: Schedule Number: R0500433 +57

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

Petitioner JOHNSON COMMUNITIES INC

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

COPY

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: 58 vacant lots in Canyon Creek Flg 5 Blk-1-Lots-17,18,20,21,22,23-Blk-2-Lots-1,2,18,24,25,26,27,28,30,31,32,33,34,35,36,37,38,39 40,41,42,43,44,45,46,47,48,49,51, - Blk 3 Lots 1,2,3,4,5,6,7,8,9,10,11, Blk 4 Lots 6,7,8,9,10 Blk 5 Lots 2,3,4,5,6,7,8

2. The subject property is classified as vacant residential land.

3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 51,200 per lot
Improvements	\$ 0
Total	\$ 51,200 per lot

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

Land	\$ 51,200 per lot
Improvements	\$ 0
Total	\$ 51,200 per lot

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	\$ 43,000 per lot
Improvements	\$ 0
Total	\$ 43,000 per lot

Petitioner's Initials

Date

4/11/05

Docket Number: 43432

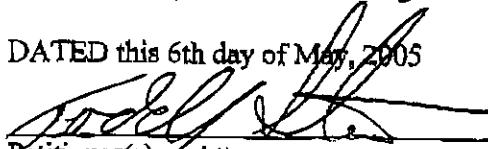
~~County Schedule Numbers: Schedule Number: 80500433 +57~~

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: Upon review of the status of ground and considering discounting the value of lots were agreed on at \$43,000 per lot.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 12th 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 6th day of May, 2005



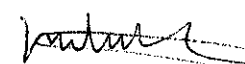
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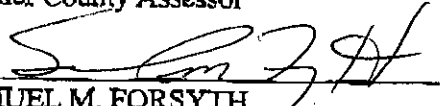
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