

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 53102</b></p>
<p>Petitioner: <b>CHUNGU LU &amp; CHUCHU YAN,</b></p> <p>v.</p> <p>Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></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.: R0125429**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$550,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 9th day of February 2010.

**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

*Melissa Nord*

Melissa Nord

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 53102

RECEIVED  
FEB 05 2010

Account Number(s): R00125429

BOULDER COUNTY ATTORNEY

STIPULATION (As To Tax Year 2009 Actual Value)

PAGE 1 OF 2

Chungu Lu and Chuchu Yan

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

Lot 69, block 4, rock Creek Ranch Filing 19, known as 2938 Marble Lane, Superior

2. The subject property is classified as residential property.

3. The County Assessor assigned the following actual value to the subject property for tax year 2009:

Total                      \$ 629,500

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

Total                      \$ 580,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2009 actual value for the subject property:

Total                      \$ 550,000

Petitioner's Initials CL

Date 1/31/10

2010 FEB -8 AM 8:17

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Account Number(s): R00125429

2010 FEB -8 AM 8:17

**STIPULATION (As To Tax Year 2009 Actual Value)**

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

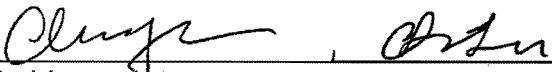
After review of engineering report and field verification, value was reduced due to foundation settlement problems affecting integrity of the structure.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 2, 2010, at 8:30 a.m. (trailing docket), be vacated.

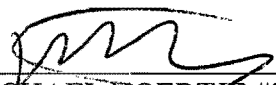
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2010 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.

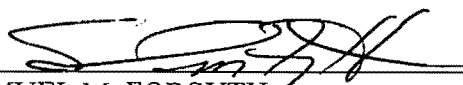
DATED this 31st day of January, 2010.

  
Petitioner or Attorney

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JERRY ROBERTS  
Boulder County Assessor

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