

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>BLACKFOX REAL ESTATE GROUP LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BOULDER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Inc. Todd J. Stevens</p> <p>Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number:</p>	<p><b>Docket Number: 40013</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.: 0047730 01+1**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

See attached Stipulation.

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

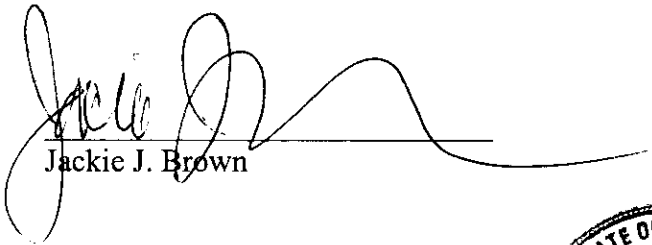
The Boulder County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 11<sup>th</sup> day of July, 2003.

This decision was put on the record


July 10, 2003

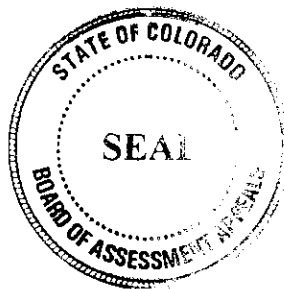
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

  
Jackie J. Brown

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 40013

PAGE 1 OF 3

~~County Account Numbers: 47730 and 67853  
STIPULATION (As To Tax Year 2001 Actual Value)~~

Blackfox Real Estate Group LLC  
Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject properties, 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:

- The properties subject to this Stipulation are described as follows:  
 ID 47730 Lots 6-9, Block 1 Yeager Garden Acres  
 ID 67853 Lot 10, Block 1 Yeager Garden Acres
- The subject properties are classified as commercial.
- The County Assessor assigned the following actual values to the subject properties for tax year 2001:

<b>ID 47730</b>	
Land	\$ 2,046,100
Improvements	\$ 1,370,200
Total	\$ 3,416,300

<b>ID 67853</b>	
Land	\$ 223,300
Improvements	\$ 206,700
Total	\$ 430,000

- After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows:

<b>ID 47730</b>	
Land	\$ 2,046,100
Improvements	\$ 1,370,200
Total	\$ 3,416,300

<b>ID 67853</b>	
Land	\$ 223,300
Improvements	\$ 206,700
Total	\$ 430,000

Initials

Docket Number: 40013

County Schedule Numbers: 47730 and 67853

PAGE 2 OF 3

**STIPULATION (As To Tax Year 2001 Actual Value)**

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual values for the subject properties:

<b>ID 47730</b>	
Land	\$ 2,046,100
Improvements	\$ 1,153,900
Total	\$ 3,200,000

<b>ID 67853</b>	
Land	\$ 223,300
Improvements	\$ 206,700
Total	\$ 430,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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

Value adjustment based on information provided to the Assessor.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 23, 2003 at 8:30 am 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 2002 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.

Petitioner's Initials AL  
 Date 7/17/03

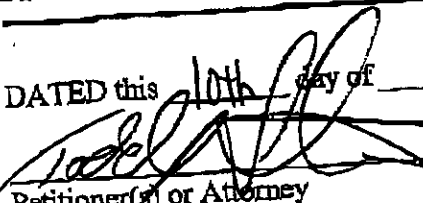
BOULDER COUNTY ASSESSOR

07/09/03 13:08 FAX 303 441 4996

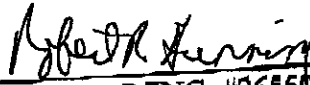
Docket Number: 40013  
County Schedule Numbers: 47730 and 67853  
STIPULATION (As To Tax Year 2001 Actual Value)

PAGE 3 OF 3


DATED this 10th day of July, 2003.

  
Petitioner(s) or Attorney

Address: 10 Stevens Associates / Inc.  
8055 1/2 Street Ste 310  
Englewood CO 80112  
Telephone: 303-347-1878

  
ROBERT GUNNING, #26550  
Assistant County Attorney  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3190

CINDY DOMENICO  
Boulder County Assessor

By:   
SAMUEL M. FORSYTH  
Chief Deputy Assessor  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone: (303) 441-4844