

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BLACK FOX REAL ESTATE GROUP LLC.,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF COMMISSIONERS</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Address: 7950 South Lincoln Street #110 Littleton, CO 80122 Phone Number: 303-347-1878 Attorney Reg. No.:</p>	<p>Docket Number: 40169</p>
<p>ORDER ON STIPULATION</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 0067853-01

Category: Refund/Abatement Property Type: Commercial

2. Petitioner is protesting the 1999/2000 actual value of the subject property.

3. The parties agreed that the 1999/2000 actual value of the subject property should be reduced to:

Land	\$1,055,800.00
Improvements	<u>\$2,093,200.00</u>
Total	\$3,149,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1999/2000 actual value of the subject property, as set forth above.

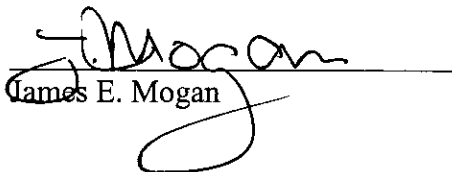
The Boulder County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 7th day of February, 2003.

This decision was put on the record

February 6, 2003

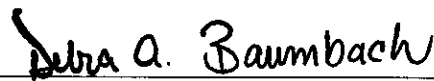
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


James E. Mogan

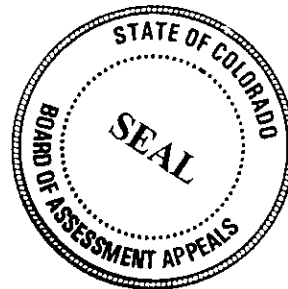
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 40169

County Account Numbers: 47730 and 67853

STIPULATION (As To Tax Years 1999 and 2000 Actual Values)

PAGE 1 OF 2

BLACKFOX REAL ESTATE GROUP LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS

Respondent

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 1999 and 2000 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 COMM SUB NO 1
ID 67853 - LOT 10 BLOCK 1 YEAGER GARDEN ACRES COMM SUB NO 1
- The subject properties are classified as Commercial.
- The County Assessor assigned the following actual values to the subject properties for tax years 1999 and 2000:

ID 47730	
Land	\$ 944,000
Improvements	\$ 2,266,900
Total	\$ 3,210,900

ID 67853	
Land	\$ 111,800
Improvements	\$ 237,200
Total	\$ 349,000

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

ID 47730	
Land	\$ 944,000
Improvements	\$ 2,266,900
Total	\$ 3,210,900

ID 67853	
Land	\$ 111,800
Improvements	\$ 237,200
Total	\$ 349,000

- After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following tax years 1999 and 2000 actual values for the subject properties:

ID 47730	
Land	\$ 944,000
Improvements	\$ 1,856,000
Total	\$ 2,800,000

ID 67853	
Land	\$ 111,800
Improvements	\$ 237,200
Total	\$ 349,000

Petitioner's Initials _____
Date _____

Docket Number: 40169

County Schedule Number: 47730 and 67853

STIPULATION (As To Tax Years 1999 and 2000 Actual Value)

PAGE 2 OF 2

6. The valuation, as established above, shall be binding only with respect to tax years 1999 and 2000.

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

Information provided by the property owner justifies adjustment in value as indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 19, 2003 at 1:00 pm 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.

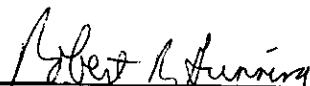
DATED this 5th day of February, 2003.



Petitioner(s) or Attorney


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CINDY DOMENICO
Boulder County Assessor

By: 

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