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|--|------------------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>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: Todd J. Stevens<br/>Stevens &amp; Associates<br/>Address: 8005 S. Chester St., Suite 340<br/>Englewood, CO 80112<br/>Phone Number: (303) 347-1878<br/>Attorney Reg. No.:</p>                                  | <p><b>Docket Number: 41080</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.: R0093593**

**Category: Valuation**

**Property Type: Vacant Land**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

|              |                |
|--------------|----------------|
| Land         | \$1,209,800.00 |
| Improvements | \$ <u>0.00</u> |
| Total        | \$1,209,800.00 |

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

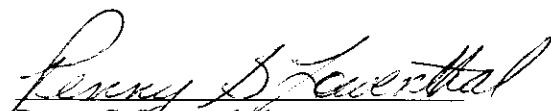
The Boulder County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 8<sup>th</sup> day of February, 2003.


This decision was put on the record


February 7, 2003

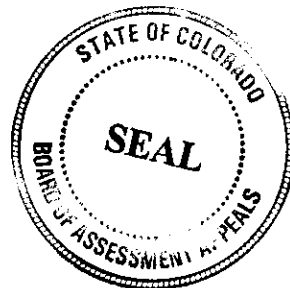
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 41080

County Account Number(s): 93593

STIPULATION (As To Tax Year 2002 Actual Value)

PAGE 1 OF 2

BLACKFOX REAL ESTATE GROUP LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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:

LOT 11 BLOCK 1 YEAGER GARDEN ACRES COMM SUB NO 1

2. The subject property is classified as VACANT LAND

3. The County Assessor assigned the following actual value to the subject property for tax year 2002:


|       |              |
|-------|--------------|
| Land  | \$ 1,429,800 |
| Total | \$ 1,429,800 |

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

|       |              |
|-------|--------------|
| Land  | \$ 1,429,800 |
| Total | \$ 1,429,800 |

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

|       |              |
|-------|--------------|
| Land  | \$ 1,209,800 |
| Total | \$ 1,209,800 |

Petitioner's Initials 

Date 2/5/03

Docket Number: 40180

County Schedule Number(s): 93593

**STIPULATION (As To Tax Year 2002 Actual Value)**

PAGE 2 OF 2

6. The valuation, as established above, shall be binding only with respect to tax year 2002.


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

Information provided by the property owner and confirmed by Assessor justifies value reduction as indicated.

8. This hearing has not yet been scheduled before the Board of Assessment Appeals.

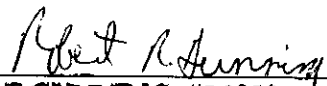
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 5<sup>th</sup> day of February, 2003.


  
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Petitioner(s) or Attorney

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303-347-1878

  
\_\_\_\_\_  
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CINDY DOMENICO  
Boulder County Assessor

By:   
\_\_\_\_\_  
SAMUEL M. FORSYTH  
Chief Deputy Assessor  
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