

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GOODYEAR TIRE,</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: Jason Letman Consultus Asset Valuation</p> <p>Address: 16A Inverness Place East Englewood, Colorado 80112</p> <p>Phone Number: 303-770-2421</p>	<p>Docket Number: 41264</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.: R0097703

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2001/2002 actual value of the subject property.

3. The parties agreed that the 2001/2002 actual value of the subject property should be reduced to:

Land	\$285,500.00
Improvements	<u>\$327,300.00</u>
Total	\$612,800.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001/2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 22nd day of June, 2004.

This decision was put on the record

June 21, 2004

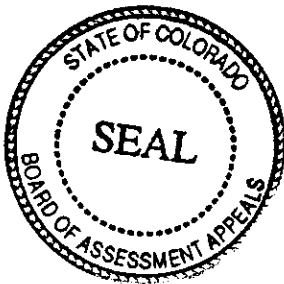
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

Marian F. Brennan
Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 41264

County Account Numbers: R0097703

STIPULATION (As To Tax Years 2001 and 2002 Actual Value)

PAGE 1 OF 2

MONAGHAN FARMS INC./RE: GOODYEAR TIRE, LESSEE
Petitioner(s),

vs.

BOULDER COUNTY BOARD OF COMMISSIONERS,
Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 2001 and 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:
1350 Dixon Ave., Lafayette, CO
Lot 2 Block 2 Coal Creek Tech Center 1
2. The subject property is classified as: Garage/Auto Repair.
3. The County Assessor assigned the following actual value to the subject property for tax year 2001:

Land	\$ 285,500
Improvements	\$ 344,500
Total	\$ 630,000

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

Land	\$ 285,500
Improvements	\$ 344,500
Total	\$ 630,000

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax years 2001 and 2002 actual value for the subject property:

Land	\$ 285,500
Improvements	\$ 327,300
Total	\$ 612,800

Petitioner's Initials gd

Date 6/9/04

SMF

Docket Number: 41264

County Schedule Numbers: R0097703

STIPULATION (As To Tax Years 2001 and 2002 Actual Value)

PAGE 2 OF 2

6. The valuation, as established above, shall be binding only with respect to tax years 2001 and 2002.

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

A review of the Sales Comparison Approach and the Income Approach indicates adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals, yet to be scheduled, 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 9 day of JUNE, 2004.

[Signature]
Petitioner(s) or Attorney

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CINDY DOMENICO
Boulder County Assessor

By: [Signature]
SAMUEL M. FORSYTH
Chief Deputy Assessor
P. O. Box 471
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SMP