

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>NEW BELGIUM BREWING COMPANY INC,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge & Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997</p>	<p>Docket Number: 42045</p>
<p align="center">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.: R1611398+2

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 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 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 5th day of December, 2003.

This decision was put on the record

December 4, 2003

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

Jackie J. Brown
Jackie J. Brown




5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property.

	R1611398		R1578944
Land	\$ 547,004	Land	\$ 624,432
Improvement	\$ 53,000	Improvement	\$ 4,121,000
Total	\$ 600,004	Total	\$ 4,745,430

6. The valuations, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:
Overvaluation. Upon a further and a more comprehensive review of subject property, the market and income approaches to valuation warranted a reduction.
8. Both parties agree that the petition scheduled before the Board of Assessment Appeals be vacated.

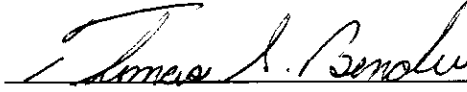
DATED this 13th day November 2003



Petitioner(s) Representative
CONSULTUS Asset Valuation, Inc.

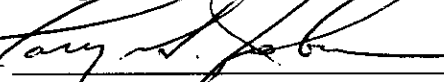
Steve Letman

16-A Inverness Place East
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THOMAS G. BENDER, CHAIR
Larimer County Board of Equalization

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