

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43393</b>
Petitioner: <b>LINCLAY MANAGEMENT/TRANSLINK LLC,</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0105014+1**  
  
**Category: Valuation      Property Type: Commercial Real**
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:  
  

**Total Value:            \$4,300,000**  
(Reference 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 Boulder County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 9th day of July 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 7, 2005

*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

*Keela Steele*

Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 43393**

County Account Numbers: R0105014 & R0105015

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

LINCLAY MANAGEMENT/TRANSLINK LLC  
Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Asscsmnt 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 2 BLK 1 CENTENNIAL VALLEY BUSINESS PARK 1  
400 CENTENNIAL PY, LOUISVILLE, CO 80027

- 2. The subject property is classified as Research and Development/Engineering.
- 3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

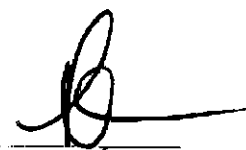
Land	\$ 1,523,900
Improvements	\$ 3,193,800
Total	\$ 4,717,700

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

Land	\$ 1,523,900
Improvements	\$ 3,193,800
Total	\$ 4,717,700

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

Land	\$ 1,254,500
Improvements	\$ 3,045,500
Total	\$ 4,300,000

Petitioner's Initials   
Date 7/5/05

Docket Number: 43393

County Schedule Numbers: R0105014 & R0105015

**STIPULATION (As To Tax Year 2003 Actual Value)**

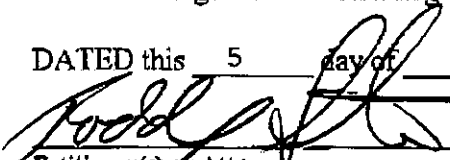
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- 6. The valuation, as established above, shall be binding only with respect to tax year 2003.
- 7. Brief narrative as to why the reduction was made:

After a complete appraisal was prepared for the property, in preparation for the Board of Assessment Appeals hearing scheduled on July 19, 2005, a reduction in value was determined to be warranted and a settlement was reached between parties.

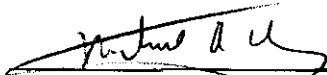
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 19, 2005 be vacated.
- 9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.
- 10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 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.

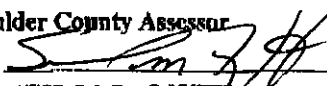
DATED this 5 day of July

  
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Petitioner(s) or Attorney

Address:  
640 Plaza Dr. Suite 290  
Littleton, CO 80129

Telephone:  
303-347-1878

  
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**MICHAEL KOERTJE #21921**  
Assistant County Attorney  
P. O. Box 471, Boulder, CO 80306-0417  
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