

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46278
Petitioner: NEW BULL LLC, v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R0506286+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$1,058,400
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 21st day of September 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 20, 2007

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

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

DOCKET NUMBER(s): 46278 (for tax year 2005) and 47577 (for tax year 2006)

Account Number(s): R0506286 and R0506298

STIPULATION (As To Tax Years 2005 and 2006 Actual Value)

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NEW BULL LLC

Petitioner,

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2005 and 2006 valuation of one of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. For Assessor account number R0506286 Petitioner and Respondent agree and stipulate as follows:

1a. The property subject to this stipulation is described as follows:

Lot 4A First Amendment Lot 4 Louisville Plaza Filing 2

1b. The subject property is classified as retail.

1c. The Boulder County Assessor assigned the following actual value to the subject property for each of the tax years 2005 and 2006:

Total \$ 947,000

1d. After timely appeals to the Boulder County Board of Equalization, the Board of Equalization valued the subject property for each of the tax years 2005 and 2006 as follows:

Total \$ 947,000

1e. After further review and negotiation, Petitioner and the Boulder County Board of Equalization agree to the following actual value for the subject property for each of the tax years 2005 and 2006:

Total \$ 874,000

Petitioner's Initials _____

Date _____

9/5/07

Docket Numbers: 46278 (for tax year 2005) and 47577 (for tax year 2006)
 Account Number(s): R0506286 and R0506298

STIPULATION (As To Tax Years 2005 and 2006 Actual Value)

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2. For Assessor account number R0506298, Petitioner and Respondent agree and stipulate as follows:

2a. The property subject to this agreement is described as follows:
 Lot 4B First Amendment Lot 4 Louisville Plaza Filing 2

2b. The subject property is classified as vacant land.

2c. The Boulder County Assessor assigned the following actual value to the subject property for each of the tax years 2005 and 2006:

Total	\$ 184,400
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2d. After timely appeals to the Boulder County Board of Equalization, the Board of Equalization valued the subject property for each of the tax years 2005 and 2006 as follows:

Total	\$ 184,400
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2e. After further review and negotiation, Petitioner and the Boulder County Board of Equalization agree to that the actual value of the property for the tax years 2005 and 2006 **should not change**.

3. Parties agree that the total of the stipulated values for the two account numbers on the Petitions is **\$1,058,400**, with the stipulated value of \$874,000 assigned to account number R0506286 and an unchanged value of \$184,400 remains on account number R0506298.
4. The valuations, as established above, shall be binding only with respect to tax years 2005 and 2006.
5. Brief narrative as to why the reduction for account number R0506286 was made:

A review of the subject's long-term lease justifies a reduction in actual value.
6. Valuation hearings for these docket numbers have not yet been set. Petitioner and Boulder County Board of Equalization agree that the September 7, 2007 hearing for Motion to Compel should be vacated.
7. 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.

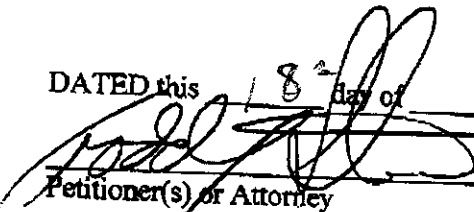
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Account Number(s): R0506286 and R0506298

STIPULATION (As To Tax Years 2005 and 2006 Actual Value)

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DATED this 18th day of September, 2007.



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