

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 51430**

Petitioner:

**ARAPAHOE CHEMICALS INC.,**

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.: R0014835**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$24,000,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.



**ORDER:**

Respondent is ordered to reduce the 2008 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 3rd day of September 2009.

**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

*Toni Rigirozzi*

Toni Rigirozzi





BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 51430

Account Number(s): R0014835

STIPULATION (As To Tax Year 2008 Actual Value)

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Arapahoe Chemicals, Inc.

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner and Respondent hereby enter into this Abatement Stipulation regarding the tax year 2008 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:

Legal: 31.7 Acres in the Northeast ¼ of the Southeast ¼ of Section 28, Township 1 North, Range 70 West  
 Street Address: 2075 N. 55<sup>th</sup> St., Boulder

- 2. The subject property is classified as Commercial Industrial/ Office.
- 3. The County Assessor assigned the following actual value to the subject property for tax year 2008:

Total	\$ 25,907,900
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- 4. After a timely appeal to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Total	\$ 25,907,900
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- 5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2008 actual value for the subject property:

Total	\$ 24,000,000
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STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2009-EP-2 P.H.P.: 23

Petitioner's Initials \_\_\_\_\_

Date \_\_\_\_\_



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**STIPULATION (As To Tax Year 2008 Actual Value)**

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- 6. The valuation, as established above, shall be binding only with respect to tax year 2008.
- 7. Brief narrative as to why the reduction was made:  
  
Reduction is made after an analysis of the value of the land and the discovery of omitted real property.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 9, 2009 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 31<sup>st</sup> day of August, 2009.

Brian A. Magoon #9072  
Petitioner(s) or Attorney  
Brian A. Magoon

Address:  
Robinson Waters & O'Dorizio, P.C.  
1099 18th St., 26th Floor  
Denver, CO 80202

Telephone:  
303-297-2600

JERRY ROBERTS  
Boulder County Assessor

By: [Signature]  
SAMUEL M. FORSYTH  
Chief Deputy Assessor  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone: (303) 441-4844

Michael A. Koertje  
Boulder County Assistant Attorney

By: [Signature]  
Michael A. Koertje #21921