

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56942</b>
Petitioner: <b>CARIBOU MERCANTILE COMPANY INC.,</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.: R0055999**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,123,900**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 28th day of February 2011.

**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

*CM*

Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 56942

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2011 FEB 18 PM 12: 07

Account Number: R0055999

STIPULATION (As To Tax Year 2010 Actual Value)

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Caribou Mercantile Company Inc.

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 valuation of the subject property, 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. The property subject to this stipulation is described as follows: Legal Description Lot 1, Big Springs Park Meadows 2 (Improvements Only).  
Property Address: 20 Lakeview Drive, Nederland, CO.

2. The subject property is classified as commercial.

3. The County Assessor assigned the following actual value to the subject property for tax year 2010:

Total                      \$ 2,297,500

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

Total                      \$ 2,297,500

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2010 actual value for the subject property:

Total                      \$ 2,123,900

Petitioner's Initials

DB

Date

2/16/11

Docket Number: 56942

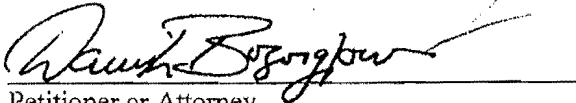
Account Number: R0055999

STIPULATION (As To Tax Year 2010 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2010.
7. Brief narrative as to why the reduction was made: Subsequent to an inspection of the subject property and an analysis of the comparable sales and lease analysis of the subject property, the parties agree to the stipulated value as indicated.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 10, 2011, at 8:30 AM, 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 17<sup>th</sup> day of Feb, 2011.

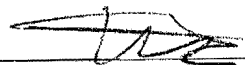
  
Petitioner or Attorney

Address:

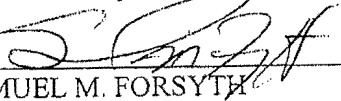
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