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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 60590 |
| Petitioner: CARIBOU RIDGE, INC., v. Respondent: BOULDER COUNTY BOARD OF COMMISSIONERS. | |
| 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.: R0515042+27

Category: Abatement Property Type: Vacant Land

2. Petitioner is protesting the 09-10 actual value of the subject property.

3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$1,184,900
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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 December 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

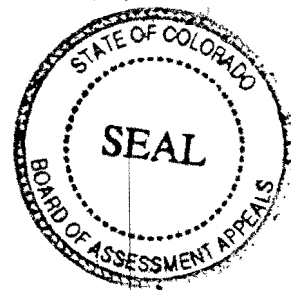
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



Account Number: Please see Attachment A attached and incorporated herein

STIPULATION (As To Tax Years 2009 and 2010 Actual Value)

PAGE 1 OF 2

Caribou Ridge, Inc

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent

Petitioner(s) and Respondent hereby enter into this Abatement Stipulation regarding the tax years 2009 and 2010 valuation 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. The properties subject to this Stipulation are described as follows:

Twenty-eight vacant residential building lots in Caribou Ridge subdivision, Nederland, Colorado

Please see Attachment A for account numbers

2. The subject properties are classified as Vacant Land.
3. The County Assessor assigned the following actual values to the subject properties for tax years 2009 and 2010:

Total value for 28 lots \$ 2,210,900

Please see Attachment A for distribution of values

4. After a timely petition for abatement or refund of taxes to the Board of Commissioners, the Board of Commissioners valued the subject properties as follows:

Total value for 28 lots \$ 2,210,900

Please see Attachment A for distribution of values

Petitioner's Initials TR

Date 12/24/12

Docket Number: 60590

Account Number: Please see Attachment A

STIPULATION (As To Tax Years 2009 and 2010 Actual Value)

PAGE 2 OF 2

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax years 2009 and 2010 actual value for the subject properties:

Total \$ 1,184,900

Please see Attachment A for distribution of values

6. Brief narrative as to why the reduction was made:

Review of area vacant lot sales prices and absorption rate indicated a need for further discounting.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 8, 2013, at 8:30 a.m., be vacated.

8. 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 17th day of December, 2012.



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JERRY ROBERTS

Boulder County Assessor

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Colorado Board of Assessment Appeals
Docket 60590
Caribou Ridge, Inc v. Boulder County Board of Commissioners

Attachment A

| Account # | Legal Lot # | Legal Caribou Ridge Filing Name | Assessor Value | BOCC Value | Stipulated Value |
|-----------|-------------|---------------------------------|----------------|-------------|------------------|
| R0515042 | 6 | Replat A, 1st Amendment | \$103,000 | \$103,000 | \$58,400 |
| R0515043 | 7 | Replat A, 1st Amendment | \$103,000 | \$103,000 | \$58,400 |
| R0515048 | 12 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515049 | 13 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515050 | 14 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515051 | 15 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515052 | 16 | Replat A, 1st Amendment | \$58,900 | \$58,900 | \$31,500 |
| R0515053 | 17 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515054 | 18 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515055 | 19 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515056 | 20 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515057 | 21 | Replat A, 1st Amendment | \$61,800 | \$61,800 | \$31,500 |
| R0515058 | 22 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515059 | 23 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515060 | 24 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515061 | 25 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515063 | 27 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515064 | 28 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515065 | 29 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515066 | 30 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515067 | 31 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515068 | 32 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515069 | 33 | Replat A, 1st Amendment | \$77,300 | \$77,300 | \$51,700 |
| R0515085 | 1 | Replat B | \$107,900 | \$107,900 | \$31,500 |
| R0515086 | 2 | Replat B | \$107,900 | \$107,900 | \$31,500 |
| R0515087 | 3 | Replat B | \$107,900 | \$107,900 | \$31,500 |
| R0515088 | 4 | Replat B | \$107,900 | \$107,900 | \$31,500 |
| R0515089 | 11B | Replat B | \$107,900 | \$107,900 | \$58,400 |
| | | Totals | \$2,210,900 | \$2,210,900 | \$1,184,900 |