

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60592
Petitioner: LANDRY PROPERTIES LLC 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. Petitioner is protesting the 2009 and 2010 actual value of the subject property.
2. Subject property is described as follows for year 2009 and 2010

County Schedule No.: R0505469

Category: Abatement

Property Type: Commercial Real

3. The parties agreed that the 2009 actual value of the subject property should be reduced to:
Total Value: \$ 1,179,000

(Reference attached stipulation)

4. The parties agreed that the 2010 actual value of the subject property should be reduced to:
Total Value: & 1,300,000

(Reference attached stipulation)

5. The Board concurs with the attached Stipulation.

ORDER:

Respondent is ordered to reduce the actual value of the subject property, as set forth in the attached Stipulation.

The Boulder County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 7th day of December, 2012

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS 2012 DEC -4 PM 1:27
STATE OF COLORADO
DOCKET NUMBER: 60592

Account Number: R0505469

STIPULATION (As To Tax Years 2009 and 2010)

PAGE 1 OF 2

Landry Properties LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2009 and 2010 valuations 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: Lot 4 Rodeo Grounds Replat of Lot 1
Address: 287 N Hwy 287, Lafayette 80026

2. The subject property is classified as commercial improved.
3. The County Assessor assigned the following actual values to the subject property for tax years 2009 and 2010:

Tax year 2009 total	\$1,508,600
Tax year 2010 total	\$1,508,600

4. After a timely petition for abatement or refund of taxes, the Board of Commissioners denied the petition.
5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax years 2009 and 2010 actual values for the subject property:

Tax year 2009 total	\$1,179,000
Tax year 2010 total	\$1,300,000

Petitioner's Initials LP, LLC

Date 11/29/12

Docket Number: 60592

Account Number: R0505469

STIPULATION (As To Tax Years 2009 and 2010)

PAGE 2 OF 2

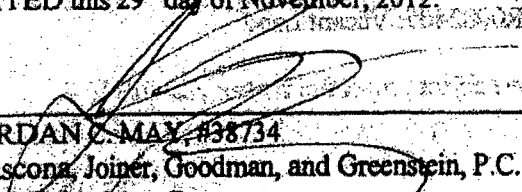
6. Brief narrative as to why the reduction was made:

- The value stipulation for tax year 2009 accounts for the use of the property as retail.
- The value stipulation for tax year 2010 accounts for the use of the property as a veterinary clinic.
- The value stipulations for both tax years take into account an analysis of the market conditions and data as of June 30, 2008 using the cost, income and sales comparison approaches.

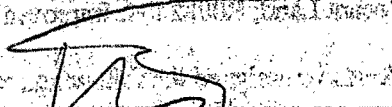
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 10, 2012, at 8:30 am, be vacated.

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 29th day of November, 2012.




JORDAN C. MAY, #38734
Frascona, Joiner, Goodman, and Greenstein, P.C.
4750 Table Mesa Dr.
Boulder, CO 80305
Telephone (303) 494-3000



MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

JERRY ROBERTS
Boulder County Assessor

By: 

SAMUEL M. FORSYTH
Advanced Appeals Deputy
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844