

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63742</b>
Petitioner: <b>EJ LOUISVILLE LAND LLC,</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.: R0148801**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$182,610**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 26th day of August 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 63742

Account Number: R0148801

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STIPULATION (As To Tax Year 2013 Actual Value)

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EJ Louisville Land LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:

161 CTC Boulevard, Louisville CO  
Lot 4 Block 5 Business Center at CTC Replat C

2. The subject property is classified as Vacant Land.
3. The County Assessor assigned the following actual value to the subject property for tax year 2013

Total                      \$ 246,601

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

Total                      \$ 246,601

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2013 actual value for the subject property:

Total                      \$ 182,610

Petitioner's Initials

NBA

Date 8/18/14

Docket Number: 63742  
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**STIPULATION (As To Tax Year 2013 Actual Value)**

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

Agreed value takes into account prevalent market conditions.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 9, 2014, 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.
9. The parties acknowledge that neither this stipulation nor the settlement between the parties provided herein shall impair or prevent the subject property(s) from qualifying for agricultural classification in 2014 (or subsequent years) including, without limitation, satisfaction of the requirement under Colorado statutory law for agricultural activities to be conducted for three (3) consecutive years to qualify for agricultural classification.

DATED this 18<sup>th</sup> day of August, 2014.

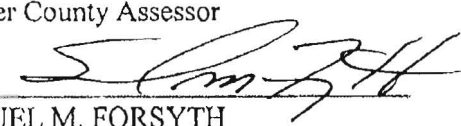


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