

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>650 NORTH LLC,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: The E Company Steve Evans</p> <p>Address: P.O. Box 26054 Highlands Ranch, CO 80163</p> <p>Phone Number: (720) 351-3515</p>	<p>Docket Number: 43064</p>
<p>ORDER ON STIPULATION</p>	

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.: R0008057

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$350,000.00
Improvements	<u>\$134,000.00</u>
Total	\$484,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 3rd day of January, 2004.

This decision was put on the record

January 2, 2004

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

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 43064

County Account Numbers: R0008057

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

Petitioner, 650 North LLC

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

650 North Street, Boulder
Lots 19, 20 Blk 3 Neikirk-Stewart

2. The subject property is classified as residential (duplex).
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 350,000
Improvements	\$ <u>150,700</u>
Total	\$ 500,700

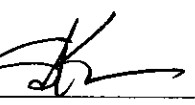
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 350,000
Improvements	\$ <u>150,700</u>
Total	\$ 500,700

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 350,000
Improvements	\$ <u>134,000</u>
Total	\$ 484,000

Petitioner's Initials



Date

12/22/03

Docket Number: 43064

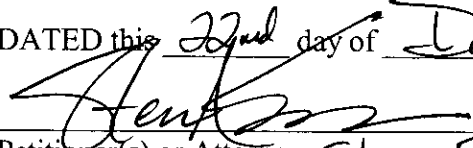
County Schedule Numbers: R0008057

STIPULATION (As To Tax Year 2003 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:
Assessor and owner previously agreed to \$484,000, but was not changed at the Board of Equalization level.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals 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.
10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 27th day of December, 2003.

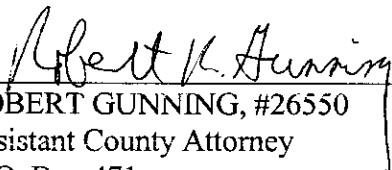

Petitioner(s) or Attorney Steve Evans

Address:

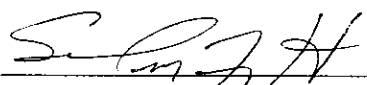
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