

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

705 BOULDER LLC,

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Kimberly E. Lord, Esq.
Johnson & Repucci, LLP.
Address: 2521 Broadway, Suite A
Boulder, CO 80304
Phone Number: 303.442.1900

Docket Number: 43089

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.: R0009377

Category: Valuation Property Type: Commercial

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:	\$312,500.00
Improvements:	<u>\$637,500.00</u>
Total:	\$950,000.00

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 1st day of March, 2005.

This decision was put on the record

February 28, 2005

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

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 43089

County Account Numbers: 9377
~~STIPULATION (As To Tax Year 2003 Actual Value)~~

PAGE 1 OF 2

705 BOULDER LLC

Petitioner(s).

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

~~Respondent~~

Petitioner(s) 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows: Lots 24 & 25 Block 5 University Terrace
2. The subject property is classified as Commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 312,500
Improvements	\$ 688,600
Total	\$ 1,001,100 -

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

Land	\$312,500
Improvements	\$ 688,600
Total	\$ 1,001,100 -

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

Land	\$312,500
Improvements	\$ 637,500
Total	\$ 950,000

Petitioner's Initials KEJ

Date Feb. 24, 2005

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Docket Number: 43089

County Schedule Numbers: 9377

PAGE 2 OF 2

STIPULATION (As To Tax Year 2003 Actual Value)

- 6. The valuation, as established above, shall be binding only with respect to tax year 2003. ^{and 2004 1022} _{SMF mk}
- 7. Brief narrative as to why the reduction was made: Petitioner provided additional information.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 10, 2005 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.
- 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.

1000
mk
SMF

DATED this _____ day of _____,

Kimberly E. Lord attorney for 705 Boulder LLC
Petitioner(s) or Attorney

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CINDY DOMENICO
Boulder County Assessor

By:

Samuel M. Forsyth
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