

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 44479**

Petitioner:

**FLATIRON BOULDER OFFICE INC,**

v.

Respondent:

**BOULDER COUNTY BOARD OF  
EQUALIZATION.**

**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.: R0103094**

**Category: Valuation      Property Type: Industrial**

2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

**Total Value:            \$12,250,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 4th day of August 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 3, 2005

*Karen E Hart*

Karen E. Hart

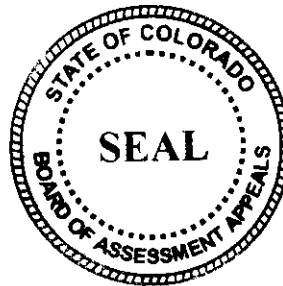
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Keela Steele*

Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 43202 & 44479

County Account Numbers: 103094

~~STIPULATION (As To Tax Year 2003 & 2004 Actual Value)~~

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FLATIRON BOULDER OFFICE INC.

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

~~Respondent~~

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 & 2004 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: Lot 2 & 3 Flatiron Industrial Park 5
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 & 2004:


Land	\$ 2,285,200
Improvements	\$ 12,015,300
Total	\$ 14,300,500

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

Land	\$ 2,285,200
Improvements	\$ 10,964,800
Total	\$ 13,250,000

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 & 2004 actual value for the subject property:

Land	\$ 2,285,200
Improvements	\$ 9,964,800
Total	\$ 12,250,000

Petitioner's Initials 

Date 7/25/05

Docket Number: 43202 & 44479

County Schedule Numbers:

**STIPULATION (As To Tax Year 2003 & 2004 Actual Value)**

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- 6. The valuation, as established above, shall be binding only with respect to tax year 2003 & 2004.
- 7. Brief narrative as to why the reduction was made: Petitioner presented sufficient evidence too warrant a reduction in the total value of the property.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 8/11/05 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.

DATED this 25<sup>th</sup> day of July, 2005.

[Signature]  
Petitioner(s) or Attorney

Address:  
Deloitte Tax LLP % Matt Poling  
555 17<sup>th</sup> Street, Suite 3600  
Denver, CO 80202

Telephone:  
(303) 308-2191

[Signature]  
MICHAEL KOERTJE #24921  
Assistant County Attorney  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3190

CINDY DOMENICO  
Boulder County Assessor

By: [Signature]  
SAMUEL M. FORSYTH  
Chief Deputy Assessor  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone: (303) 441-4844