

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 49103</b>
Petitioner: <b>JK PARTNERSHIP 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.: R0072578**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,290,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 27th day of April 2009.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

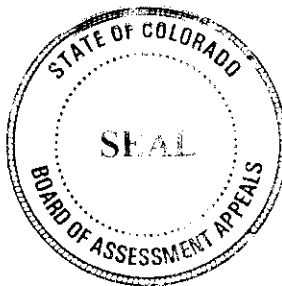
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 49103

Account Number: R0072578

STIPULATION (As To Tax Year 2007 Actual Value)

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J K Partnership

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

STATE OF COLORADO  
BO OF ASSESSMENT APPEALS  
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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:

Lot 4, Etter Addition (5353 Manhattan Circle, Boulder, CO.)

2. The subject property is classified as a commercial office building.

3. The County Assessor assigned the following actual value to the subject property for tax year 2007:

Total                      \$ 2,393,800

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

Total                      \$ 2,393,800

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2007 actual value for the subject property:

Total                      \$ 2,290,000

Petitioner's Initials MW

Date 4/22/09

Docket Number: 49103  
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**STIPULATION (As To Tax Year 2007 Actual Value)**


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6. The valuation, as established above, shall be binding only with respect to tax year 2007.
7. Brief narrative as to why the reduction was made:

An analysis of the market data as of the appraisal date of June 30, 2006, when applied to the subject property, indicates that a slight adjustment to expenses and cap rate is in order which results in the conclusion of a lower value.

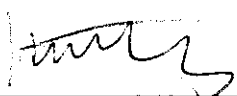
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 14, 2009 be vacated.
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 22ND day of APRIL, 2009.


  
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Petitioner, or Attorney  
AGENT      MIKE WALTER

Address:  
1ST NET REAL ESTATE SERVICES, INC.  
3333 S. WADSWORTH BLVD., STE. 200  
LAKEWOOD, CO 80227

Telephone:  
720-962-5750

  
\_\_\_\_\_  
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