

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 49998**

Petitioner:

**ERP OPERATING LIMITED PARTNERSHIP,**

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.: R0105823**

**Category: Valuation      Property Type: Residential**

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:              \$16,000,000**

(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 10th day of December 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

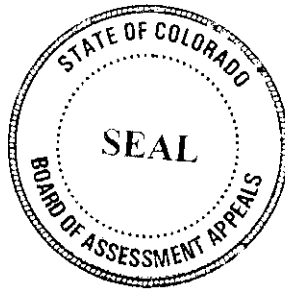
December 10, 2008

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(s): 49998

Account Number(s): R0105823

STIPULATION (As To Tax Year 2007 Actual Value)

PAGE 1 OF 2

ERP Operating Limited Partnership

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

Lot 2 Moschetti Sub

2. The subject property is classified as residential class apartment complex.
3. The County Assessor assigned the following actual value to the subject property for tax year 2007.

Total                      \$ 16,560,000

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

Total                      \$ 16,560,000

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                      \$ 16,000,000

Petitioner's Initials MP

Date 12/12/08

Docket Number: 49998

Account Number(s): R0105823

**STIPULATION (As To Tax Year 2007 Actual Value)**

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:

Analysis of the subject property based on the sales comparison approach and the GRM approach to value as applied to information subsequent to the County Board of Equalization hearing justify the value reduction.

8. The Colorado Board of Assessment Appeals has not yet set this petition for hearing.

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 2nd day of December, 2009.


  
Petitioner(s) or Attorney

Address:


Thomson Reuters (Property Tax Services), Inc.  
1125 17th Street, Suite 1575  
Denver, CO 80202

Telephone:

(303) 292-6208

  
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