

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 50092**

Petitioner:

**2545 CENTRAL LLC,**

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.: R0100931**

**Category: Valuation      Property Type: Industrial**

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:            \$1,648,800**

(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 25th day of August 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 Rigiroszi*

Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 50092

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STIPULATION (As To Tax Year 2007 Actual Value)

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2545 Central LLC

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 and Respondent agree and stipulate as follows:

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

2585 Central Avenue  
Lot 10 Flatiron Industrial Park 4 Replat

2. The subject property is classified as Commercial Office Building.

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

Total                      \$ 2,004,000

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

Total                      \$ 2,004,000

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                      \$ 1,648,800

Petitioner's Initials                     

Date                     

*[Handwritten signature]*  
*8-19-09*

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BD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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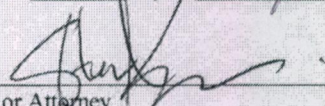
Account Number(s): R0100931

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:  
  
Stipulated value agreed by the parties is the result of an inspection of the property and subsequent analysis of relevant and timely market data.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 31, 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 21<sup>st</sup> day of August, 2009.

  
\_\_\_\_\_  
Petitioner or Attorney

Address:

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**THE E COMPANY, INC**  
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JERRY ROBERTS  
Boulder County Assessor

By:   
\_\_\_\_\_  
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