

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51396
Petitioner: 4900 NAUTILUS 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.: R0066427

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$1,522,400

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 15th day of July 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: 51396

Account Number: R0066427

STIPULATION (As To Tax Year 2008 Actual Value)

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4900 Nautilus LLC,

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:

4900 Nautilus
Legal: Lot 4 Twin Lakes Technological Park

2. The subject property is classified as Industrial/ Office.
3. The County Assessor assigned the following actual value to the subject property for tax year 2008:

Total \$ 1,731,400

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

Total \$ 1,731,400

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2008 actual value for the subject property:

Total \$ 1,522,400

Petitioner's Initials SL

Date 8-7-09

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
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STIPULATION (As To Tax Year 2008 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2008.

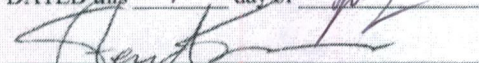
7. Brief narrative as to why the reduction was made:

A review of the relevant fiscal data of the subject property and the analysis of the data compared to relevant market factors justifies a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 23, 2009 be cancelled.

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.

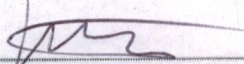
DATED this 9th day of July, 2009.



Petitioner or Attorney


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