

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 55447</b></p>
<p>Petitioner: <b>2401 BROADWAY LLC,</b></p> <p>v.</p> <p>Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0003409**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,124,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 22nd day of September 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

\_\_\_\_\_  
Karen E. Hart

*Debra A. Baumbach*

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Debra A. Baumbach

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

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 55447

Account Number: R0003409

STIPULATION (As To Tax Year 2009 Actual Value)

PAGE 1 OF 2

2401 Broadway LLC  
Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

2009 SEP 11 12:30

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:  
Legal: Tract 261 Less A BO 25-1N-71, 30-1N-70 & Tract 262, 262A, 262B & 1/2 interest 10X85 strip adjacent on West Boulder Old Town, 30-1N-70.  
Property Address: 2401 Broadway, Boulder, CO.
2. The subject property is classified as commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2009:

Total                      \$ 1,503,800

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

Total                      \$ 1,503,800

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2009 actual value for the subject property:

Total                      \$ 1,124,000

Petitioner's Initials RG  
Date 9/17/10

Docket Number: 55447

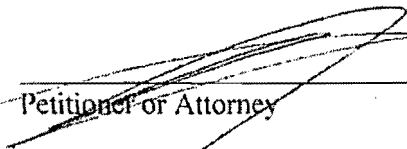
Account Number: R0003409

STIPULATION (As To Tax Year 2009 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made: after an interior inspection of the subject and a review of market data were completed, the parties agree that an adjustment to the actual value was in order.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 15, 2010 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.

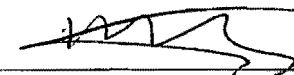
DATED this 17<sup>th</sup> day of Sept, 2010.

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

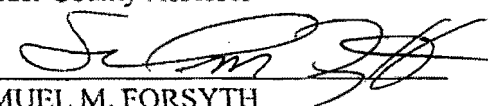
Address:

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\_\_\_\_\_  
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Telephone: 303-641-6411  
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JERRY ROBERTS  
Boulder County Assessor

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