

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59923
Petitioner: WALNUT GARDENS 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.: R0007316

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$4,900,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 30th day of October 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



Account Number: R0007316

STIPULATION (As To Tax Year 2011 Actual Value)

PAGE 1 OF 2

Walnut Gardens LLC

Petitioner.

vs.

Boulder County Board of Equalization.

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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: Lots 3 and S 254.09 feet of Lot 4 Schramms Park
Address: 3003 Walnut Street, Boulder 80301

2. The subject property is classified as commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2011:

Total \$ 5,104,800

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

Total \$ 5,104,800

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2011 actual value for the subject property:

Total \$ 4,900,000

Petitioner's Initials MVD

Date 10-23-12

Docket Number: 59223

Account Number: R0007316

STIPULATION (As To Tax Year 2011 Actual Value)

PAGE 2 OF 2

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

Stipulated value takes into account the physical condition of the subject property, its financial performance during the data collection period, and market conditions as of the appraisal date of June 30, 2010.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 13, 2012, at 8:30 am, be vacated.
8. 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 23rd day of October, 2012.

M. Van Donckelaar
Petitioner or Attorney

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JERRY ROBERTS
Boulder County Assessor

By: [Signature]
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