

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60036
Petitioner: WANEKA HUCKINS WANEKA 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.: R0502543+1

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: \$3,800,000
 (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 8th day of March 2013.

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.

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 60036

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Account Number(s): R0502543 (retail), R0502544 (retail)

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STIPULATION (As To Tax Year 2011 Actual Value)

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Waneka Huckins Waneka 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:
R0502543: Lot 5, Waneka Marketplace; 535 South Boulder Road, Lafayette, CO.
R0502544: Lot 6, Waneka Marketplace; 545 South Boulder Road, Lafayette, CO.
2. The subject property is classified as improved commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2011:

ID's	Value
R0502543:	\$2,149,600
R0502544:	\$2,171,500
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

ID's	Value
R0502543:	\$2,076,000
R0502544:	\$1,967,200
5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2011 actual value for the subject property:

ID's	Value
R0502543:	\$1,968,000
R0502544:	\$1,832,000

Petitioner's Initials *W*

Date 2-27-13

Docket Number: 60036

Account Number(s): R0502543 (retail), R0502544 (retail)

STIPULATION (As To Tax Year 2011 Actual Value)

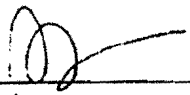
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6. Brief narrative as to why the reduction was made:
After an exterior inspection of the subject and a review of market data were completed, the parties agreed that an adjustment to the actual value was in order for the two retail accounts.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 11, 2012, at 8:30AM, 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 22nd day of February, 2013.




Petitioner or Attorney Ian James

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Boulder County Assessor

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