

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>EMERALD INVESTMENTS I LLC,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Emerald Investments I, LLC R. Nader Ghadimi</p> <p>Address: 4949 N. Broadway Boulder, CO 80304</p> <p>Phone Number: (303) 444-4552</p>	<p>Docket Number: 40976</p>
<p>ORDER ON STIPULATION</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.: 0034092-01+4

Category: Refund/Abatement **Property Type: Commercial**
2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	See Attached Stipulation
Improvements	See Attached Stipulation
Total	See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

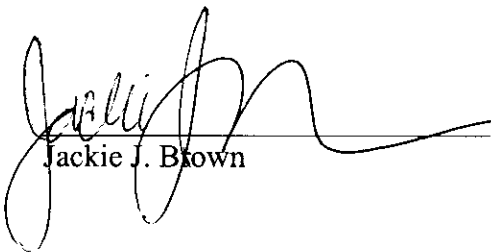
The Boulder County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 8th day of July, 2003.


This decision was put on the record

July 7, 2003


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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 40976

County Schedule Numbers: 34092 & 145723
STIPULATION (As To Tax Year 2001 Actual Value)

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EMERALD INVESTMENTS I LLC
Petitioner(s),

Amended Copy by [Signature]

vs.

BOULDER COUNTY BOARD OF COMMISSIONERS

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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Petitioner(s) and Respondent agree and stipulate as follows:

- The property subject to this Stipulation is described as follows:
Lot 1 Plaza (The) and Unit 5 The Plaza Commercial Condominiums 12.50% und Int GCE
- The subject property is classified as Commercial
- The County Assessor assigned the following actual value to the subject property for tax year 2001:

ID 34092	Land	\$ 1,031,900	ID 145723 Land	\$ 55,700
	Improvements	\$ 372,700	Imps	\$104,300
	Total	\$ 1,404,600		\$160,000

- After a timely appeal to the Respondent, the Respondent valued the subject property as follows:

ID 34092	Land	\$ 1,031,900	ID 145723 Land	\$ 55,700
	Improvements	\$ 372,700	Imps	\$104,300
	Total	\$ 1,404,600		\$160,000

- After further review and negotiation, Petitioner(s) and Respondent agree to the following tax year 2001 actual value for the subject property:

ID 34092	Land	\$ 758,800	ID 145723 Land	\$ 55,700
	Improvements	\$ 372,700	Imps	\$104,300
	Total	\$ 1,131,500		\$160,000

Petitioner's Initials [Signature]

Date 7/1/03

Docket Number 40976

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STIPULATION (As To Tax Year 2001 Actual Value)

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- 6. The valuation, as established above, shall be binding only with respect to tax year 2001.
- 7. Brief narrative as to why the reduction was made:

Additional information was submitted for further review and the value was adjusted for this tax year.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 22, 2003, at 01:00 PM 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 15 day of July 2003 .

[Signature]
Petitioner(s) or Attorney

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