

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BIRNBACH HOLDINGS LLC,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dariush Bozorgpour Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Ct., Suite 200 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p>Docket Number: 41044</p>
<p style="text-align: center;">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.: 0002374

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$466,000.00
Improvements	\$ <u>5,000.00</u>
Total	\$471,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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 14th day of June, 2003.

This decision was put on the record

June 13, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

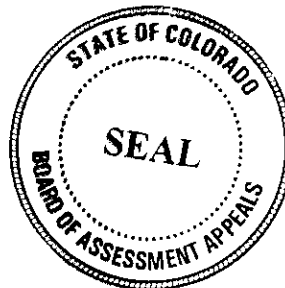
Karen E. Hart

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

Penny S. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(S): 41044

County Schedule Numbers: 0002374

STIPULATION (As To Tax Year 2002 Actual Value)

PAGE 1 OF 2

NAME

Petitioner(s), Birnbach Holdings LLC

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent.

FILED
13 JUN 12 PM 2:30
CLERK OF DISTRICT COURT

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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

1. The property subject to this Stipulation is described as follows:
Lot 1 & 2 & strip adj Blk 2 Bo Orchard Home
2. The subject property is classified as Commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2002:

Land	\$ 499,800
Improvements	\$ 5,000
Total	\$ 504,800

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

Land	\$ 499,800
Improvements	\$ 5,000
Total	\$ 504,800

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$466,000
Improvements	\$ 5,000
Total	\$ 471,000

Petitioner's Initials AB

Date 6/2/03

Docket Number: 41044

County Schedule Numbers: 0002374

STIPULATION (As To Tax Year 2002 Actual Value)

PAGE 2 OF 2

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

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 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 2nd day of 6/03

Navin B. Bopara, Agent
Petitioner(s) or Attorney

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