

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SONOMA AND PINNACLE, 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: Dan George 1st Net Real Estate Services, Inc Address: 2255 S. Wadsworth Blvd, Ste 108 Lakewood, CO 80227 Phone Number: (720) 962-5750</p>	<p>Docket Number: 43139</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.: R0503060

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total \$1,136,200.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

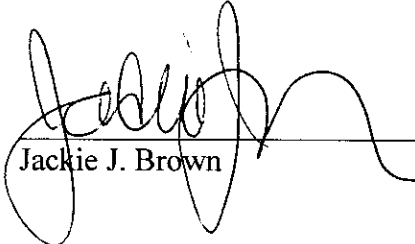
The Boulder County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 7th day of February, 2004.

This decision was put on the record


February 6, 2004

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): 43139

County Account Numbers: R0509060

STIPULATION (As To Tax Year 2003 Actual Value)

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Sonoma and Pinnacle, LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

BOULDER COUNTY BOARD OF EQUALIZATION
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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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: vacant land – class 100.
2. The subject property is classified as vacant land.
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 1,549,300
Improvements	\$ 0
Total	\$ 1,549,300

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

Land	\$ 1,549,300
Improvements	\$ 0
Total	\$ 1,549,300

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 1,136,200
Improvements	\$ 0
Total	\$ 1,136,200

Petitioner's Initials

OG

Date

1-30-04

SMF

Docket Number: 43139

County Schedule Numbers: R0509060

STIPULATION (As To Tax Year 2003 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made: The status of the ground as of 1/1/2003 is being corrected by this settlement. The developer on site on 12/30/2003 demonstrated to the Assessor's Office that the status of the ground was in error. The status of the ground was set at 75% complete based on the erroneous view that sewer and water were in place. Sewer and water are not yet in place, the value should be 55% of market for 2003, not 75%. Full market value is \$2,770,200. 55% of this is \$1,523,600. The discounted sellout value is **\$1,136,200.**
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ at _____ 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.
10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 5th day of February, 2004.
Dave George
Petitioner(s) or Attorney

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CINDY DOMENICO
Boulder County Assessor
By: [Signature]
SAMUEL M. FORSYTH
Chief Deputy Assessor
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