

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CLOVERBASIN VILLAGE II LIMITED PARTNERSHIP,</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: Neil B. Oberfeld, Esq. Isaacson, Rosenbaum, Woods & Levy Address: 633 17th Street, Suite 2200 Denver, CO 80202 Phone Number: 303.292.5656</p>	<p>Docket Number: 43159</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.: R0053316

Category: Valuation Property Type: Residential
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:

Land:	\$3,071,800.00
Improvements:	<u>\$4,507,400.00</u>
Total:	\$7,579,200.00

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 6th day of October, 2004.

This decision was put on the record

October 5, 2004

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

Keela K. Steele
Keela K. Steele



The seal is circular with a double-line border. The outer ring contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center of the seal, the word "SEAL" is printed in a bold, sans-serif font.

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s):43159

County Account Numbers: R0053316

STIPULATION (As To Tax Year 2003 Actual Value)

BOARD OF ASSESSMENT APPEALS

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OCT-4 AM 8:07

CLOVERBASIN VILLAGE II LIMITED PARTNERSHIP

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

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:

Lot 1 CLOVERBASIN 40 2ND FLG REPLAT A
AKA 4505 Redmond Dr, Longmont, Colorado

2. The subject property is classified as residential.

3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 4,050,000
Improvements	\$ 4,507,400
Total	\$ 8,557,400

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

Land	\$ 4,050,000
Improvements	\$ 4,507,400
Total	\$ 8,557,400

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	\$ 3,071,800
Improvements	\$ 4,507,400
Total	\$ 7,579,200

Petitioner's Initials

hsk

Date

9-28-04

Docket Number: 43159

County Schedule Numbers: R0053316

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 subject is deed restricted property. This property provides affordable living units to those meeting the 50% TO 60% income level requirements and is eligible for an economically derived market adjustment.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 20 at 1:00 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.
- 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 28th day of September, 2004.

Ray Anne Reiff, Esq
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Petitioner(s) or Attorney

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CINDY DOMENICO
Boulder County Assessor

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