

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SPINE & 63RD 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</p> <p>Address: 633 17th Street, Suite 2200 Denver, CO 80202</p> <p>Phone Number: 303-292-5656</p> <p>Attorney Reg. No.: 6992</p>	<p>Docket Number: 43183</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.: R0080771

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:

Land	\$1,331,400.00
Improvements	<u>\$3,877,400.00</u>
Total	\$5,208,800.00

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 1st day of July, 2004.

This decision was put on the record

June 30, 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

Mary J. Helger
Mary J. Helger



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43183

'04 JUN 24 AM 9:57

County Account Numbers: R0080771
STIPULATION (As To Tax Year 2003 Actual Value)

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SPINE & 63RD LIMITED PARTNERSHIP

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

BOULDER COUNTY ASSESSOR
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OFFICE

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 GUNBARREL GREEN 6 RPLT

2. The subject property is classified as COMMERCIAL.
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 1,331,400
Improvements	\$ 4,096,800
Total	\$ 5,428,200

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

Land	\$ 1,331,400
Improvements	\$ 4,096,800
Total	\$ 5,428,200

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	\$ 1,331,400
Improvements	\$ 3,877,400
Total	\$ 5,208,800

Petitioner's Initials MS

Date 6.21.04

SAF

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Docket Number: 43183

County Schedule Numbers: R0080771

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: Review of the Sales Comparison Approach indicates a reduction in value. Review of the income approach with consideration for higher than market vacancy supports the Sales Comparison Approach.
- 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.
- 9. 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 21st day of June, 2004.

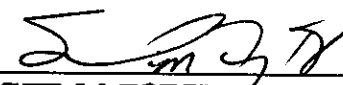
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