

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THW PARTNERS 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: Steve Letman Consultus Asset Valuation, Inc.</p> <p>Address: 16-A Inverness Plaza East Englewood, CO 80112</p> <p>Phone Number: 303.770.2420</p>	<p>Docket Number: 43376 (PARTIAL)</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 Nos.: R0090441, R0090442

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:

[PLEASE REFERENCE ATTACHED STIPULATION]

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 12TH day of August, 2004.

This decision was put on the record

August 11, 2004

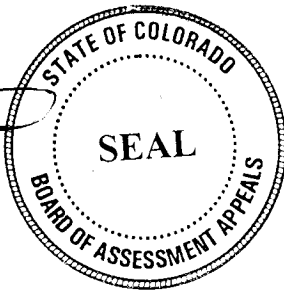
BOARD OF ASSESSMENT APPEALS

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43376

County Account Numbers: R0090441

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

THW PARTNERS 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 CENTER GREEN SOUTH REPLAT A

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	\$ 165,500
Improvements	\$ 719,500
Total	\$ 885,000

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

Land	\$ 165,500
Improvements	\$ 719,500
Total	\$ 885,000

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	\$ 165,500
Improvements	\$ 584,500
Total	\$ 750,000

Petitioner's Initials gd

Date 7-19-04

Docket Number. 43376

County Schedule Numbers: R0090441

STIPULATION (As To Tax Year 2003 Actual Value)

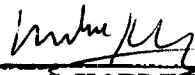
PAGE 2 OF 2

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 Market Approach adjusted comparables and application of NN expenses in the Income Approach indicate that some weight should be applied to both the Market and Income Approaches, which results in a reduction in value.
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 19 day of JULY 2004.

 AS S O C E T
 Petitioner(s) or Attorney

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16-A Inverness Pl East
Englewood, CO 80112
 Telephone: 303-770-2420


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CINDY DOMENICO
 Boulder County Assessor

By: 
 SAMUEL M. FORSYTH
 Chief Deputy Assessor
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 Telephone: (303) 441-4844

BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 43376

County Account Numbers: R0090442

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

THW PARTNERS 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 2 CENTER GREEN SOUTH REPLAT A

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	\$ 489,500
Improvements	\$ 1,543,700
Total	\$ 2,033,200

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

Land	\$ 489,500
Improvements	\$ 1,543,700
Total	\$ 2,033,200

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	\$ 489,500
Improvements	\$ 1,420,300
Total	\$ 1,909,800

Petitioner's Initials jl

Date 7-19-04

Docket Number: 43376

~~County Schedule Numbers: R0090447~~**STIPULATION (As To Tax Year 2003 Actual Value)**

PAGE 2 OF 2

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 Market Approach adjusted comparables and application of NN expenses in the Income Approach indicate that some weight should be applied to both the Market and Income Approaches, which results in a reduction in value.
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 19 day of July 2004

 AS AGENT

 Petitioner(s) or Attorney

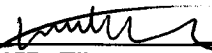
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 Boulder County Assessor

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 Chief Deputy Assessor
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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THW PARTNERS 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: Steve Letman Consultus Asset Valuation, Inc.</p> <p>Address: 16 Inverness Place East, Bldg. A, Ste. 100 Englewood, CO 80112</p> <p>Phone Number: 303.770.2420</p>	<p>Docket Number: 43376</p> <p>(PARTIAL)</p>
<p>ORDER ON WITHDRAWAL</p>	

THIS MATTER was pending hearing before the Board of Assessment Appeals. On August 10, 2004, the Board received Petitioner's request to withdraw the above-captioned appeal. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

Schedule No.: R0030003

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

ORDER:

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on these matters.

DATED and MAILED this 12th day of August, 2004.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

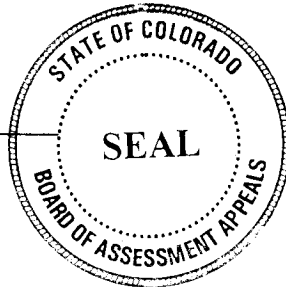
This decision was put on the record

August 11, 2004

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

Keela K. Steele

Keela K. Steele



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
1313 Sherman St., Room 315
Denver, CO 80203
(303)866-5880

I am inquiring as to whether your circumstances have changed since filing your appeal, and if you still wish to continue with your appeal to hearing.

If at any time since receiving your Notice of Hearing, you decide you DO NOT wish to continue your appeal and choose to withdraw, please sign this letter and return it to the Board of Assessment Appeals. If the Petitioner or Petitioner's representative is not present at the hearing and written notification of your withdrawal is not received prior to the hearing date, the Board will dismiss your appeal at the hearing.

Please notify the BOULDER COUNTY BOARD OF EQUALIZATION of the withdrawal of your appeal by sending them a copy of this letter.

If you wish to go forward with hearing, no response is necessary. Thank you for your patience and cooperation in this matter.

Docket #: 43376 - Schedule # R0030003

RECEIVED
BY APD 10/11/11:19
10/11/11 11:19 AM

THW PARTNERS LIMITED PARTNERSHIP

Petitioner's Signature: 