

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>2060 BROADWAY PARTNERS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BOULDER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Steve Letman Consultus Asset Valuation, Inc. Address: 16-A Inverness Pl. East Englewood, CO 80111 Phone Number: 303.770.2420</p>	<p><b>Docket Number: 43378</b></p>
<p><b>ORDER ON STIPULATION</b></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.: R0009337**

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

3. The parties agreed that the 200\* actual value of the subject property should be reduced to:

Land:	\$1,960,000.00
Improvements:	<u>\$5,690,000.00</u>
Total:	\$7,650,000.00

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.

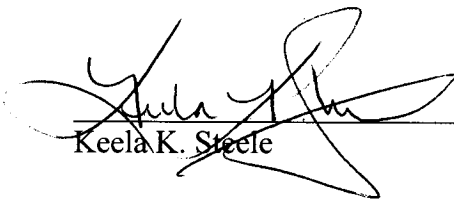
The Boulder County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 18<sup>th</sup> day of November, 2004.


This decision was put on the record


November 16, 2004

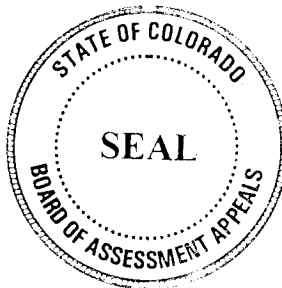
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Keela K. Steele

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Karen E. Hart

  
\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 43378

County Account Numbers: 9337

STIPULATION (As To Tax Year 2003 Actual Value)

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TWENTY - SIXTY BROADWAY PARTNERS

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:  
Lots 4, 5 & 6 Block 95 Boulder O. T.
2. The subject property is classified as Commercial Property.
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 1,960,000
Improvements	\$ 6,819,400
Total	\$ 8,779,400

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

Land	\$ 1,960,000
Improvements	\$ 6,819,400
Total	\$ 8,779,400

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	\$ 1,960,000
Improvements	\$ 5,690,000
Total	\$ 7,650,000

Petitioner's Initials SW

Date 11-12-04

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BOARD OF ASSESSMENT APPEALS

BMT

Docket Number: 43378

County Schedule Numbers: 9337

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 petitioner has provided additional information that resulted in a reduction of the total value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 1, 2004 at 8:30 am 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 12<sup>th</sup> day of November, 2004.

Steve Lerman  
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 Petitioner(s) or Attorney

Address:

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CINDY DOMENICO  
 Boulder County Assessor

By: Samuel M. Forsyth  
 \_\_\_\_\_  
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SMF