

<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>PLAZA III, LTD.,</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.</p> <p>Address: 16-A Inverness Plaza East Englewood, CO 80112</p> <p>Phone Number: 303.770.2420</p>	<p><b>Docket Number: 43379</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.: R0082400**

**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	\$1,019,300
Improvements	\$4,724,700
Total	\$5,744,000

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 30<sup>th</sup> day of July, 2004.

This decision was put on the record

July 29, 2004

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

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 43379

County Account Numbers: R0082400

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

PLAZA III LTD

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:

TS 13 & 14 CENTER GREEN LESS .09 ACS

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	\$ 1,019,300
Improvements	\$ 4,802,900
Total	\$ 5,822,200

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

Land	\$ 1,019,300
Improvements	\$ 4,802,900
Total	\$ 5,822,200

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	\$ 1,019,300
Improvements	\$ 4,724,700
Total	\$ 5,744,000

Petitioner's Initials gh

Date 7/19/04

Docket Number: 43379


County Schedule Numbers: R0082400

STIPULATION (As To Tax Year 2003 Actual Value)

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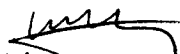
6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made: Review of the Market Approach adjusted comparables indicated that the most weight should be applied to the Market Approach, which results in a reduction in 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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