

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44535
Petitioner: WALNUT LLC, v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R0121695

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,308,100

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 28th day of July 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 27, 2005

Karen E Hart

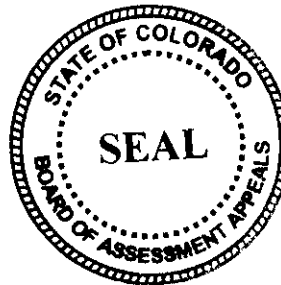
Karen E. Hart

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 Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

DOCKET NUMBER - ~~NA~~ 44535

County Account Numbers: R0121695

~~STIPULATION (As To Tax Year 2004 Actual Value)~~

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WALNUT LIMITED LIABILITY COMPANY

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

~~Respondent~~

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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 3A WALNUT OFFICES

- 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 2004:

Land	\$ 364,300
Improvements	\$ <u>1,011,100</u>
Total	\$ 1,375,400

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

Land	\$ 364,300
Improvements	\$ <u>1,011,100</u>
Total	\$ 1,375,400

- 5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$ 364,300
Improvements	\$ <u>943,800</u>
Total	\$ 1,308,100

Petitioner's Initials

[Handwritten Signature]

Date

7/21/05

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Docket Number: NA

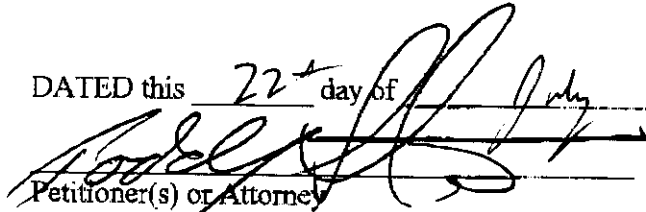
County Schedule Numbers: R0121695

STIPULATION (As To Tax Year 2004 Actual Value)

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- 6. The valuation, as established above, shall be binding only with respect to tax year 2004.
- 7. Brief narrative as to why the reduction was made: Review of the Income Approach indicates a reduction in value which is consistent with the stipulated value for 2003, which is the same base year.
- 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.

DATED this 22nd day of July, 2005.

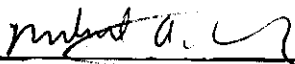


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CINDY DOMENICO
 Boulder County Assessor

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