

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46069
Petitioner: 2401 BROADWAY 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.: R0003409
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:
 Total Value: \$1,190,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 7th day of July 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 6, 2006

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
Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 46069

Account Number(s): R0003409

STIPULATION (As To Tax Year 2005 Actual Value)

PAGE 1 OF 2

2401 Broadway LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:

2401 Broadway, Boulder, CO.

2. The subject property is classified as commercial.

3. The County Assessor assigned the following actual value to the subject property for tax year 2005:

Total \$ 1,518,300

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

Total \$ 1,518,300

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the tax year 2005 actual value for the subject property:

Total \$ 1,190,000

Petitioner's Initials DJ

Date 6-23-06

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 JUL - 5 11:04

Docket Number: 46069

Account Number(s): R0003409

STIPULATION (As To Tax Year 2005 Actual Value)

PAGE 2 OF 2

- 6. The valuation, as established above, shall be binding only with respect to tax year 2005.
- 7. Brief narrative as to why the reduction was made:

Gross and net rentable square feet areas adjusted based on plans provided by the taxpayer. Both the Income and Market Approaches were given weight in the final analysis using the new rentable areas.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 10, 2006 at 10:30 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 2006 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 30 day of June, 2006.

Dan George
Petitioner(s) or Attorney

Address:
1st Net Real Estate Serv Inc
3333 S. Wadsworth Blvd #200
Lakewood Co 80222

Telephone:
720-962-5750

[Signature]
MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

CINDY DOMENICO
Boulder County Assessor

By: [Signature]
SAMUEL M. FORSYTH
Chief Deputy Assessor
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844