

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46121
Petitioner: SPRUCE PLACE,LLLP, 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.: R0000368+1

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: \$364,800

(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 4th day of December 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 1, 2006

Karen E Hart

Karen E. Hart

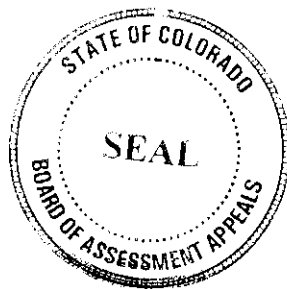
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 46121

Account Number(s): R0005296 and R0000368

STIPULATION (As To Tax Year 2005 Actual Value)

PAGE 1 OF 3

SPRUCE PLACE LLLP

Petitioner,

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

The Petition to State Board of Assessment Appeals, dated October 3, 2005, lists two subject properties. The Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation for each of these properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

PROPERTY ONE: SCHEDULE NO. R0005296 1a thru 5a

Petitioner and Respondent agree and stipulate to this property as follows:

1a. The first property subject to this Stipulation, ID R0005296, is described as follows:

SLY 35 FT OF NLY 70 FT OF LOTS 1 & 2 BLK 93 BOULDER OT

AKA 2037 16th St
BOULDER, CO
80302

2a. This property is classified as Commercial.

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

Total \$ 450,000

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

Total \$ 450,000

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

Total \$ 381,500

Petitioner's Initials Barb Cottle

Date NOVEMBER 23, 2006

Docket No. 46121

Account Number(s): R0005296 and R0000368

STIPULATION (As To Tax Year 2005 Actual Value)

PROPERTY TWO: SCHEDULE NO. R0000368 1b thru 5b

Petitioner(s) and Respondent agree and stipulate to this property as follows:

1b. The second property subject to this Stipulation, ID R0000368, is described as follows:

N 35 FT OF LOTS 1-2 BLK 93 BOULDER EAST OT

AKA

2043 16TH STREET
BOULDER, CO 80302

2b. This property is classified as Commercial.

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

Total \$ 450,000

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

Total \$ 450,000

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

Total \$ 364,800

Petitioner's Initials BAC

Date 11-23-06

Docket Number: 46121

Account Number(s): R0005296 and R0000368

STIPULATION (As To Tax Year 2005 Actual Value)

PAGE 3 OF 3

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made for each property:

A site-specific analysis of the subject and the market indicate that an adjustment as indicated is appropriate for each property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 11, 2006 at 01:00 p.m., be vacated.

9. This Agreement may be executed in any number of counterparts, ^{INCLUDING COPIES,} each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 23RD day of NOVEMBER, 2006

Bart Costello
Petitioner(s) or Attorney
BART COSTELLO

Address: 2037 16TH STREET
BOULDER, CO
80302

Telephone: 303 442-7208

[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