

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46254
Petitioner: FLATIRON POSTCARD PROPERTIES 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.: R0066431

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: \$1,360,300
 (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 8th day of December 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 7, 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(s): 46254

Account Number(s): R0066431

STIPULATION (As To Tax Year 2005 Actual Value)

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Flatiron Postcard Properties LLC

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

2006 DEC 17 11:53 AM

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:

4725 Nautilus Court South, 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 \$ 1,651,200

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

Total \$ 1,651,200

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 \$ 1,360,300

Petitioner's Initials *[Signature]*

Date 12/6/06

Docket Number: 46254

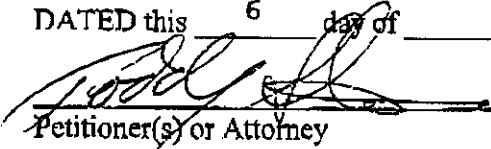
Account Number(s): R0066431

STIPULATION (As To Tax Year 2005 Actual Value)

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- 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: *after an interior inspection and receipt of leases and income/expense information currently on the subject property, a value adjustment is appropriate after giving equal weight to the indicated values based on the Sales Comparison and the Income Approaches to value.*
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 16, 2007, at 8:30 A.M., 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.


DATED this 6 day of December, 2006



 Petitioner(s) or Attorney


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Boulder County Assessor

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