

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 51405**

Petitioner:

**LES LTD. LIABILITY CO.,**

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.: R0127170**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$2,886,400**

**(Reference Attached Stipulation)**

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 15th day of July 2009.

**BOARD OF ASSESSMENT APPEALS**

*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

*Toni Rigirozzi*

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
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STIPULATION (As To Tax Year 2008 Actual Value)

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LES Ltd. Liability Co.,

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

5555 Central Ave  
Legal: Lot 1 Block 2 Flatiron Industrial Park 1

2. The subject property is classified as Industrial/ Office.
3. The County Assessor assigned the following actual value to the subject property for tax year 2008:

Total \$ 3,289,800

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

Total \$ 3,289,800

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2008 actual value for the subject property:

Total \$ 2,886,400

Petitioner's Initials EL

Date 7-9-09

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STIPULATION (As To Tax Year 2008 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2008.

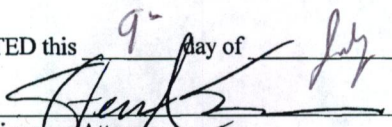
7. Brief narrative as to why the reduction was made:

**A review of the relevant fiscal data of the subject property and the analysis of the data compared to relevant market factors justifies a reduction in value.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 22, 2009 be cancelled.

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 9<sup>th</sup> day of July, 2009.

  
\_\_\_\_\_  
Petitioner or Attorney

Address:

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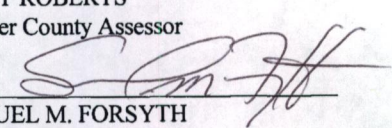
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JERRY ROBERTS  
Boulder County Assessor

By:   
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