

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54137
Petitioner: HBA JOINT VENTURE 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.: R0149570

Category: Valuation Property Type: Industrial
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$377,100
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 27th day of April 2010.



BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Melissa Nord

Melissa Nord

BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

DOCKET NUMBER(s): 54137

2010 APR 22 Fil 1: 24

Account Number(s): R0149570

STIPULATION (As To Tax Year 2009 Actual Value)

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HBA Joint Venture LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:

Legal: Unit E Taylor Avenue Commons II Condo
Address: 609 Taylor Avenue, Unit E, Lafayette CO 80026

2. The subject property is classified as commercial condominium.

3. The County Assessor assigned the following actual value to the subject property for tax year 2009:

Total \$ 389,900

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

Total \$ 389,900

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2009 actual value for the subject property:

Total \$ 377,100

Petitioner's Initials MW

Date 4/21/2010

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STIPULATION (As To Tax Year 2009 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2009.

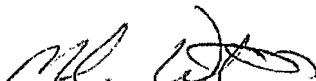
7. Brief narrative as to why the reduction was made:

Review of income and comparable market sales justify value reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 3, 2010, at 8:30 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.

DATED this 21st day of APRIL, 2010.




Petitioner or Attorney
'S AGENT

Address:

1ST NET REAL ESTATE SERVICES, INC.
3333 S. WADSWORTH BLVD. #200
LAKEWOOD CO 80227

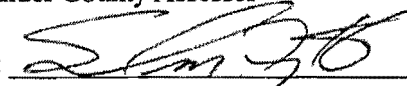
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JERRY ROBERTS
Boulder County Assessor

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