

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57478
Petitioner: 1702 WALNUT STREET ASSOC. 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.: R0004991**
 - Category: Valuation Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:
 - Total Value: \$775,000**
 - (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 20th day of July 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

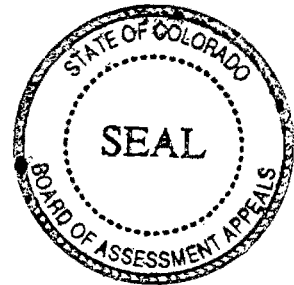
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

CM



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 57478

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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Account Number: R0004991

STIPULATION (As To Tax Year 2010 Actual Value)

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1702 Walnut Street Associates LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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: Westerly 78 feet of lots 1 & 2 Chamberlains less north .5 feet & less west .5 feet to city right of way per deed 1384906 2/94 ID 4992 Comb here/deed 8/75
Property address: 1702 Walnut Street, 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 2010:

Total \$ 937,600

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

Total \$ 937,600

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2010 actual value for the subject property:

Total \$ 775,000

Petitioner's Initials AM

Date 7/14/11

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STIPULATION (As To Tax Year 2010 Actual Value)

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6. Brief narrative as to why the reduction was made: after an interior inspection of the subject and a review of market and income data were completed, the parties agree that an adjustment to the actual value as represented in this stipulation agreement is appropriate.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 9, 2011, at 8:30 AM, be vacated.
8. 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 14 day of July, 2011.

[Signature]
Petitioner or Attorney. Andrew Miller
1702 Walnut LLC

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[Signature]
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JERRY ROBERTS
Boulder County Assessor
By: [Signature]
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