

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57542</b>
Petitioner: <b>1702 WALNUT STREET ASSOC. LLC,</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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: Abatement      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:            \$775,000**

(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 20th day of July 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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Diane M. DeVries

*Debra A. Baumbach*

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Debra A. Baumbach

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

*CM*

\_\_\_\_\_  
Cara McKeller



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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 57542

Account Number: R0004991

**STIPULATION (As To Tax Year 2008 Actual Value)**

PAGE 1 OF 2

1702 Walnut Street Associates LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner and Respondent hereby enter into this Abatement 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: 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 2008:

Total                      \$ 806,200

4. After a timely petition for abatement or refund of taxes to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Total                      \$ 806,200

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

Total                      \$ 775,000

Petitioner's Initials    *AL*   

Date    7/14/11

Docket Number: 57542  
Account Number: R0004991

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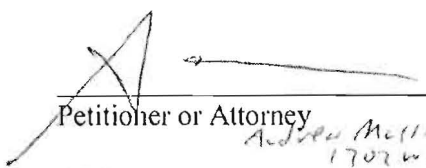
STIPULATION (As To Tax Year 2008 Actual Value)

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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. No hearing is scheduled for this docket number at the present time.
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.

  
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Petitioner or Attorney

Address:


Andrew McIlroy  
1707 W. 1st St LLC  
4770 Baseline St. #200  
Boulder CO 80303

Telephone: 303-434-6633

JERRY ROBERTS  
Boulder County Assessor

By: 

SAMUEL M. FORSYTH  
Advanced Appeals Deputy  
P. O. Box 471  
Boulder, CO 80306-0471  
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