BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WALNUT GARDENS LLC,

٧.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 59923

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.: R0007316

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2011 actual value of the subject property.
- 3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

\$4,900,000

Total Value:

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 30th day of October 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Dura a Baumbach

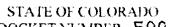
Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the

Board of Assessment Appeals.

Cara McKeller

BOARD OF ASSESSMENT APPEALS OF A STATE OF SOLOT ATO



DOCKET NUMBER: 59923 2012 OCT 26 PH 1: 20

Account N	Number: R0007316		
STIPULA	ATION (As To Tax Year 2011 Actual Value)	PAGE LOF 2	
Walnut G	ardens LLC		
Petitioner.			
V8.			
Boulder C	County Board of Equalization.		
Responde	ent.		
	and Respondent hereby enter into this Stipulation regarding the and jointly move the Board of Assessment Appeals to enter its o	*	
Pc	rtitioner and Respondent agree and stipulate as follows:		
1.	The property subject to this Stipulation is described as follows		
	Legal: Lots 3 and S 254.09 feet of Lot 4 Schramms Park Address: 3003 Walnut Street, Boulder 80301		
2.	The subject property is classified as commercial.		
3.	he County Assessor assigned the following actual value to the subject property for tax year 2011:		
	Total \$ 5,104,800		
4.	After a timely appeal to the Board of Equalization, the B property as follows:	oard of Equalization valued the subject	

\$ 5,104.800

\$ 4.900.000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year

Petitioner's Initials MVD

Date 10 23-12

l'otal

2011 actual value for the subject property:

Total

Docket Number: 59223 Account Number: R0007316

STIPULATION (As To Tax Year 2011 Actual Value)

PAGE 2 OF 2

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

Stipulated value takes into account the physical condition of the subject property, its financial performance during the data collection period, and market conditions as of the appraisal date of June 30, 2010.

- 7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 13, 2012, 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 23rd day of October	<u>, 2012</u> .
M. Van Donastan Petitioner or Attorney	
Address: Clo Duff & Phelps	Mak T. Dhery #32854
1200 17th St. Swite 990	FO MICHAEL KOERTJE #21921 Assistant County Attorney
was a state of the	P. O. Box 471
Telephone:	Boulder, CO 80306-0471 Telephone (303) 441-3190
	JERRY ROBERTS
	Boulder County Assessor
	By:
	SAMUEL M. FORSYTH
	Advanced Appeals Deputy
	P. O. Box 471
	Boulder CO 80306-0471

Telephone: (303) 441-4844