

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60313</b>
Petitioner: <b>95 LLC,</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION.</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.: R0122867+9**

**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:  

**Total Value:            \$5,900,100**

(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 8th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

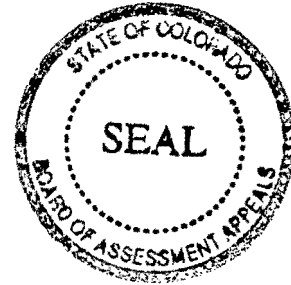
*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*Cara McKeller*

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 60313

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2013 JAN 31 PM 12:50

Account Numbers: R0145700, R0145701, R0145702, R0145703, R0145704, R0145705, R0145706,  
R0145707, R0145708, R0122867

**STIPULATION (As To Tax Year 2011 Actual Values)**

PAGE 1 OF 2

95 LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.


Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject properties, 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 properties subject to this Stipulation are described as follows:  
**see attached spreadsheets which by reference are a part of this agreement.**
2. The subject properties are classified as commercial improved.
3. The County Assessor assigned the following actual values to the subject properties for tax year 2011:  
**see attached spreadsheets which by reference are a part of this agreement.**
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows:  
**see attached spreadsheets which by reference are a part of this agreement.**
5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2011 actual values for the subject properties:  
**see attached spreadsheets which by reference are a part of this agreement.**

Petitioner's Initials

Date

  
1-24-2013

Docket Number: 60313

Account Number(s): R0145700, R0145701, R0145702, R0145703, R0145704, R0145705, R0145706,  
R0145707, R0145708, R0122867

STIPULATION (As To Tax Year 2011 Actual Value)

PAGE 2 OF 2

6. Brief narrative as to why the reduction was made: after an interior inspection of the subject properties and a review of market data were completed, the parties agreed that an adjustment to the actual value was in order.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 4, 2013, 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 24<sup>th</sup> day of January, 2013.

  
Petitioner or Attorney

Address:


Stevens & Associates Inc.

9835 Maroon Circle, Suite 450

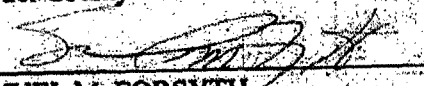
Englewood, Colorado 80112

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JERRY ROBERTS  
Boulder County Assessor

By:   
SAMUEL M. FORSYTH  
Advanced Appeals Deputy  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone: (303) 441-4844

Spreadsheet 1 of 3

1. The properties subject to this stipulation are described as follows:

ID	Legal Description	Street Address
RO145700	Lot 2, Block 3, Forest Park	1389 Forest Park Circle, Lafayette, CO. 80026
RO145701	Lot 3, Block 3, Forest Park	1385 Forest Park Circle, Lafayette, CO. 80026
RO145702	Lot 4, Block 3, Forest Park	1381 Forest Park Circle, Lafayette, CO. 80026
RO145703	Lot 5, Block 3, Forest Park	1377 Forest Park Circle, Lafayette, CO. 80026
RO145704	Lot 6, Block 3, Forest Park	1373 Forest Park Circle, Lafayette, CO. 80026
RO145705	Lot 7, Block 3, Forest Park	1369 Forest Park Circle, Lafayette, CO. 80026
RO145706	Lot 8, Block 3, Forest Park	1365 Forest Park Circle, Lafayette, CO. 80026
RO145707	Lot 9, Block 3, Forest Park	1361 Forest Park Circle, Lafayette, CO. 80026
RO145708	Lot 10, Block 3, Forest Park	1355 Forest Park Circle, Lafayette, CO. 80026
RO122867-Outlot for parking	Outlot G, Forest Park	Forest Park Circle, Lafayette, CO. 80026

Petitioner's Initials \_\_\_\_\_

Date 1-24-2013

3. The County Assessor assigned the following actual values to the subject properties for tax year 2011:

ID	Assessor Assigned Value	Legal Description	Street Address
R0145700	\$748,500	Lot 2, Block 3, Forest Park	1389 Forest Park Circle, Lafayette, CO. 80026
R0145701	\$427,400	Lot 3, Block 3, Forest Park	1385 Forest Park Circle, Lafayette, CO. 80026
R0145702	\$942,000	Lot 4, Block 3, Forest Park	1381 Forest Park Circle, Lafayette, CO. 80026
R0145703	\$605,300	Lot 5, Block 3, Forest Park	1377 Forest Park Circle, Lafayette, CO. 80026
R0145704	\$633,900	Lot 6, Block 3, Forest Park	1373 Forest Park Circle, Lafayette, CO. 80026
R0145705	\$1,185,800	Lot 7, Block 3, Forest Park	1369 Forest Park Circle, Lafayette, CO. 80026
R0145706	\$811,600	Lot 8, Block 3, Forest Park	1365 Forest Park Circle, Lafayette, CO. 80026
R0145707	\$724,000	Lot 9, Block 3, Forest Park	1361 Forest Park Circle, Lafayette, CO. 80026
R0145708	\$428,100	Lot 10, Block 3, Forest Park	1355 Forest Park Circle, Lafayette, CO. 80026
R0122867			
Outlot for parking	\$52,800	Outlot 6, Forest Park	Forest Park Circle, Lafayette, CO. 80026
<b>Total all IDs</b>	<b>\$6,569,400</b>		

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

ID	CBOE Assigned Value	Legal Description	Street Address
R0145700	\$748,500	Lot 2, Block 3, Forest Park	1389 Forest Park Circle, Lafayette, CO. 80026
R0145701	\$427,400	Lot 3, Block 3, Forest Park	1385 Forest Park Circle, Lafayette, CO. 80026
R0145702	\$942,000	Lot 4, Block 3, Forest Park	1381 Forest Park Circle, Lafayette, CO. 80026
R0145703	\$605,300	Lot 5, Block 3, Forest Park	1377 Forest Park Circle, Lafayette, CO. 80026
R0145704	\$633,900	Lot 6, Block 3, Forest Park	1373 Forest Park Circle, Lafayette, CO. 80026
R0145705	\$1,185,800	Lot 7, Block 3, Forest Park	1369 Forest Park Circle, Lafayette, CO. 80026
R0145706	\$811,600	Lot 8, Block 3, Forest Park	1365 Forest Park Circle, Lafayette, CO. 80026
R0145707	\$724,000	Lot 9, Block 3, Forest Park	1361 Forest Park Circle, Lafayette, CO. 80026
R0145708	\$428,100	Lot 10, Block 3, Forest Park	1355 Forest Park Circle, Lafayette, CO. 80026
R0122867			
Outlot for parking	\$100	Outlot 6, Forest Park	Forest Park Circle, Lafayette, CO. 80026
<b>Total all IDs</b>	<b>\$6,506,700</b>		

Petitioner's Initials  
Date 1-31-2013

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2011 actual value for the subject properties:

ID	CBOE Assigned Values	Stipulation Values	Legal Description	Street Address
R0145700	\$748,500	\$678,700	Lot 2, Block 3, Forest Park	1389 Forest Park Circle, Lafayette, CO. 80026
R0145701	\$427,400	\$387,600	Lot 3, Block 3, Forest Park	1385 Forest Park Circle, Lafayette, CO. 80026
R0145702	\$942,000	\$854,200	Lot 4, Block 3, Forest Park	1381 Forest Park Circle, Lafayette, CO. 80026
R0145703	\$605,300	\$548,900	Lot 5, Block 3, Forest Park	1377 Forest Park Circle, Lafayette, CO. 80026
R0145704	\$633,900	\$574,800	Lot 6, Block 3, Forest Park	1373 Forest Park Circle, Lafayette, CO. 80026
R0145705	\$1,185,800	\$1,139,400	Lot 7, Block 3, Forest Park	1369 Forest Park Circle, Lafayette, CO. 80026
R0145706	\$811,600	\$735,900	Lot 8, Block 3, Forest Park	1365 Forest Park Circle, Lafayette, CO. 80026
R0145707	\$724,000	\$656,500	Lot 9, Block 3, Forest Park	1361 Forest Park Circle, Lafayette, CO. 80026
R0145708	\$428,100	\$324,000	Lot 10, Block 3, Forest Park	1355 Forest Park Circle, Lafayette, CO. 80026
R0122867- Outlot for parking	\$100	\$100	Outlot G, Forest Park	Forest Park Circle, Lafayette, CO. 80026
<b>Total all IDs</b>	<b>\$6,506,700</b>	<b>\$5,900,100</b>		

Petitioner's Initials                     

Date 1-24-2013