

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59797</b>
Petitioner: <b>ROBERT &amp; DIANNE CHARLES ,</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.: R0141528**  
  
**Category: Valuation      Property Type: Residential**
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:            \$1,230,000**  
(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 25th day of April 2012.

**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.

*CM*

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 59797

Account Number(s): R0141528

STIPULATION (As To Tax Year 2011 Actual Value)

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Robert and Dianne Charles,

Petitioner(s),

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner(s) and Respondent hereby enter into this Abatement Stipulation regarding the tax year 2011 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

BCAO ID R0141528, known as 8587 Niwot Meadow Farm Road, Niwot, Colorado

2. The subject property is classified as Residential.
3. The County Assessor assigned the following actual value to the subject property for tax year 2011:

Total                      \$ 1,331,000

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                      \$ 1,331,000

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2011 actual value for the subject property:

Total                      \$ 1,230,000

Petitioner's Initials gd

Date 4/19/12

Docket Number: 59797  
Account Number(s): R0141528

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

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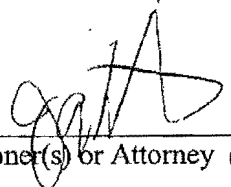
6. Brief narrative as to why the reduction was made:

Detailed review of the subject property characteristics and specific market sales indicated a need for adjustment.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 7, 2012, at 8:30 a.m., 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 19 day of APRIL, 2012.

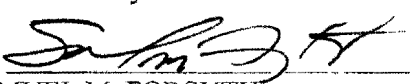
  
\_\_\_\_\_  
Petitioner(s) or Attorney (AGENT)

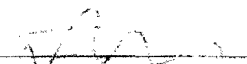
Address:

\_\_\_\_\_  
**Consultus Asset Valuation**  
**68 Inverness Lane East #205**  
**Englewood, CO 80112**  
\_\_\_\_\_

Telephone:

JERRY ROBERTS  
Boulder County Assessor

By:   
\_\_\_\_\_  
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