

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63751</b>
Petitioner: <b>SUE RILEY AND MARK HENRICHS,</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.: R0109699**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  
  

**Total Value:            \$975,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 26th day of June 2014.

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 63751

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2014 JUN 17 AM 10:04

Account Number: R0109699

STIPULATION (As To Tax Year 2013 Actual Value)

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Sue Riley and Mark Henrichs  
Petitioners,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:

322 County Road 97, Nederland CO

2. The subject property is classified as residential.

3. The County Assessor assigned the following actual value to the subject property for tax year 2013:


Total                      \$ 1,027,900

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

Total                      \$ 1,027,900

5. After further review and negotiation, Petitioners and the Boulder County Board of Equalization agree to the tax year 2013 actual value for the subject property:

Total                      \$ 975,000

Petitioner's Initials SR 

Date 6/11/14

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STIPULATION (As To Tax Year 2013 Actual Value)

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

**Subsequent to an inspection of the interior of the subject property, the quality of construction and the quality of interior finish were determined to be lower than the County records indicate leading to an agreed reduction in value.**

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 16, 2014, 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.
9. Absent an unusual condition, this property will have the same actual value for 2014 as indicated in this Stipulation for 2013. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 11<sup>th</sup> day of June, 2014.

Sue Riley / [Signature]  
Petitioner or Attorney

Address:  
322 County Road 97  
Nederland, CO 80466

Telephone:  
303 258-9160

[Signature]  
MARK DOHERTY #32854  
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Boulder, CO 80306-0471  
Telephone (303) 441-3190

JERRY ROBERTS  
Boulder County Assessor

By: [Signature]  
SAMUEL M. FORSYTH