

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63959
Petitioner: 5360/5370 MANHATTAN LLLP, v. Respondent: BOULDER COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: R0072583+1

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$1,558,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 4th day of September 1414.

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

[Handwritten signature of Cara McKeller]



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 63959

2014 AUG 26 AM 10: 14

Account Number(s): R0072583, R0072584

STIPULATION (As To Tax Years 2011-2012 Actual Value)

PAGE 1 OF 2

5360/5370 Manhattan LLLP

Petitioner,

vs.

Boulder County Board of Commissioners,
Respondent.

Petitioner and Respondent hereby enter into this Abatement Stipulation regarding tax years 2011-2012 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:

- The property subject to this Stipulation is described as follows:
ID R0072583 5370 Manhattan Circle, Boulder, CO.
ID R0072584 5360 Manhattan Circle, Boulder, CO
- The subject property is classified as improved commercial.
- The County Assessor assigned the following actual value to the subject property for tax years 2011-2012:
ID R0072583 5370 Manhattan Circle, Boulder, CO. \$913,300
ID R0072584 5360 Manhattan Circle, Boulder, CO. \$919,600
Total \$1,832,900
- 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:
ID R0072583 5370 Manhattan Circle, Boulder, CO. \$913,300
ID R0072584 5360 Manhattan Circle, Boulder, CO. \$919,600
Total \$1,832,900
- After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax years 2011-2012 actual value for the subject property:
ID R0072583 5370 Manhattan Circle, Boulder, CO. \$790,000
ID R0072584 5360 Manhattan Circle, Boulder, CO. \$768,000
Total \$1,558,000

Petitioner's Initials JS EA

Date 8/19/14

Docket Number: 63959

Account Number(s): R0072583, R0072584

STIPULATION (As To Tax Years 2011-2012 Actual Value)

PAGE 2 OF 2

6. Brief narrative as to why the reduction was made: after an inspection of the subject 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 October 3, 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.

DATED this 19th day of August, 2014.

Todd Stevens
Petitioner or Attorney

Address: Stevens & Associates Inc.
9835 Maroon Circle, Suite 450
Englewood, Colorado 80112

Telephone: 303-517-1878

JERRY ROBERTS
Boulder County Assessor

By: [Signature]
SAMUEL M. FORSYTH
Chief Deputy Assessor
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844

[Signature]
MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190