

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64149
Petitioner: CHAPMAN GEBHARDT PROPERTIES II LLC, 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.: R0095482

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: \$4,650,000
 (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 21st day of August 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

CM



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 64149

2014 AUG 15 AM 9:22

Account Number: R0095482

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

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Chapman Gebhardt Properties II LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

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

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

4780 Valmont Drive, Boulder

- 2. The subject property is classified as an automobile dealership/ repair facility.
- 3. The County Assessor assigned the following actual value to the subject property for tax years 2011 and 2012:

Total ~~\$5,000,000~~ \$5,704,900

- 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 \$ 5,000,000

- 5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax years 2011 and 2012 actual value for the subject property:

Total \$ 4,650,000

Petitioner's Initials BS (Agent)

Date August 12, 2014

Docket Number: 64149
Account Number(s): R095482

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

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

Stipulation is the result of a revised cost approach taking into consideration physical depreciation and functional obsolescence.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 28, 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. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the ²⁰¹⁴2004 tax year due to unusual conditions. 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 12th day of August, 2014.

Bill Stuber (Agent)
Petitioner(s) or Attorney

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JERRY ROBERTS
Boulder County Assessor

By: [Signature]
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Chief Deputy Assessor
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