

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64666
Petitioner: BOULDER INVESTORS LLC ET AL, 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.: R0037961
 Category: Abatement Property Type: Industrial

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: \$9,800,000
 (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 3rd day of November 2014.

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): 64666

2014 OCT 20 AM 9:40

Account Number: R0037691

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

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Boulder Investors LLC et al

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:

4801 N. 63rd, Boulder

2. The subject property is classified as commercial improved property.

3. The County Assessor assigned the following actual value to the subject property for tax years 2011 and 2012:

Total \$ 10,942,300

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 \$ 10,100,000

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 \$ 9,800,000

Petitioner's Initials *pw*

Date 10-13-2014

Docket Number: 64666
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STIPULATION (As To Tax Years 2011 and 2012 Actual Value)

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

Subject property has an above-market rate lease in place until 2023. Value agreement takes into account the leased fee value based on the lease in place and the fee value based on stabilized rents determined from the market.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 29, 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 14th day of October, 2014.

Paul Welch (Rowland Welch)
Petitioner(s) or Attorney


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By: 
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