BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

CITYVIEW PELOTON 390 LP ET AL,

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 65465

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.: R0601600

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2014 actual value of the subject property.
- 3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value:

\$35,250,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 11th day of March 2015.

BOARD OF ASSESSMENT APPEALS

Sulra a Baumbach

Dearem Werlies

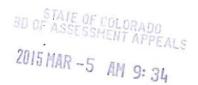
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER(s): 65465



Account Number(s): R0601600

STIPULATION	(As To Ta	ax Year 2014	Actual Value)
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STIPULATION (As To Tax Year 2014 Actual Value)	PAGE 1 OF 2
CityView Peloton 390 LP et al	
Petitioner,	
vs.	
Boulder County Board of Equalization,	
Respondent.	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 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:

3301 Arapahoe Avenue, Boulder CO 80301 Buildings E and F Peloton Condos Phase 3 Supplemental

- 2. The subject property is classified as residential class apartment complex
- 3. The County Assessor assigned the following actual value to the subject property for tax year 2014:

\$ 37,773,700 **Total**

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

> \$ 36,050,000 Total

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2014 actual value for the subject property:

> \$ 35,250,000 Total

> > Petitioner's Initials TED Date 3 26 2015

Docket Number: 65465

Account Number(s): R0601600

STIPULATION (As To Tax Year 2014 Actual Value)

PAGE 2 OF 2

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

Property is 100% complete as of the January 1, 2014 assessment date but only 58% occupied. Value adjustment agreed to takes into account 20 month estimated lease up period to stabilized lease up of 94%.

- 7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6, 2015, 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 Noth day of February 9015
Petitioner or Attorney Thyse
Petitioner or Attorney

Address:

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JERRY ROBERTS

Boulder County Assessor

By:

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