

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65493</b>
Petitioner: <b>1515 WALNUT LLC,</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.: R0009348**

**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:            \$1,470,000**

(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 7th day of April 2015.

**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(s): 65493

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2015 APR -2 AM 9:33

Account Number(s): R0009348

STIPULATION (As To Tax Year 2014 Actual Value)

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1515 Walnut, LLC

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:

1515 Walnut, Boulder CO 80302  
East 10 feet Lot 9 and Lot 9 less East 25.33 feet Block 70 Boulder Old Town

2. The subject property is classified as commercial class office building.
3. The County Assessor, assigned the following actual value to the subject property for tax year 2014:

Total                      \$ 1,596,000

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

Total                      \$ 1,596,000

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

Total                      \$ 1,470,000

Petitioner's Initials

Date

3-16-2015

Docket Number: 65493

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**STIPULATION (As To Tax Year 2014 Actual Value)**

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

Value adjustment takes into account adjustments to the sales in the sales comparison approach and rent / expense factors in the direct income capitalization approach.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6, 2015, at 8:30, 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 30<sup>th</sup> day of March, 2015

 RH Jacobson & Co

Petitioner or Attorney

Address:

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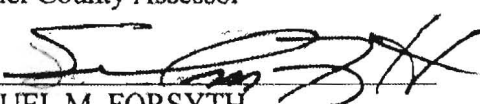
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