BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	66840
Petitioner: WESTLAND DEVELOPMENT SERVICES INC -		
v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION		
ORDER ON STIPULATION	l	

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.:	R0088515	

Category: Valuation Property Type: Mixed Use

2. Petitioner is protesting the 2015 actual value of the subject property.

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$1,388,600

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 August 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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

Gordana Katardzic

of Assessment Appeals.



STATE OF COLUMADO BD OF ASSESSMENT APPEALS

2016 AUG -9 AM 9: 30

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 66840

Account Number: R0088515 STIPULATION (As To Tax Year 2015 Actual Value)

Westland Development Services Inc.

Petitioner,

VS.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:

3050 Sterling Circle, Boulder, CO

- 2. The subject property is classified as Mixed-Use (commercial and residential class):
- The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2015:

Residential Class	S	525,000
Commercial Class	S	1,003,000
Total	S	1,528,000

 The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2015:

Residential Class	S	525,000
Commercial Class	\$	913,000
Total	S	1,438,000

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STIPULATION (As To Tax Year 2015 Actual Value)

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

Residential Class	S	525,000
Commercial Class	\$	913,000
Total	S	1,438,000

6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2015 actual value for the subject property:

Residential Class	S 475,600
Commercial Class	S 913,000
Total	\$1,388,600

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value for the commercial class portion of the subject property and the sales comparison approach for the residential class portion of the subject property. Stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, August 18th 2016, at 8:30 am be vacated.
- 9. 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.

Docket Number: 66840 Account Number: R0088515 STIPULATION (As To Tax Year 2015 Actual Value)

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DATED this 1st day of August , 2016.

M. Van Donuloan

Michael Van Donselaar Duff & Phelps 1200 17th St. Suite 990 Denver, CO 80202 303-749-9034

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

JERRY ROBERTS Boulder County Assessor

In By:

SAMUEL M. FORSYTH Advanced Appeals Deputy P. O. Box 471 Boulder, CO 80306-0471 Telephone: (303) 441-4844