



**DATED AND MAILED** this 11th day of August 2016.

**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

*G Katardzic*

\_\_\_\_\_  
Gordana Katardzic



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)**

PAGE 1 OF 3

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):
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2015:

Residential Class	\$ 525,000
Commercial Class	\$ 1,003,000
Total	\$ 1,528,000

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

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

Docket Number: 66840

Account Number: R0088515

**STIPULATION (As To Tax Year 2015 Actual Value)**

PAGE 2 OF 3

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

Residential Class	\$ 525,000
Commercial Class	\$ 913,000
Total	\$ 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	\$ 475,600
Commercial Class	\$ 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 18<sup>th</sup> 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)

PAGE 3 OF 3

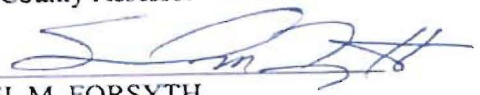
DATED this 1st day of August, 2016.

M. Van Donselaar

Michael Van Donselaar  
Duff & Phelps  
1200 17<sup>th</sup> 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

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