BOARD OF ASSESSMENT APPEALS,	Docket Number:	66900
STATE OF COLORADO		
1313 Sherman Street, Room 315		
Denver, Colorado 80203		
Petitioner:		
AHC VILLAS OF THE ATRIUM LLC -		
V.		
Respondent:		

# **BOULDER COUNTY BOARD OF EQUALIZATION**

## **ORDER ON STIPULATION**

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**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 Sch	edule No.:	R0015836		
Category:	Valuation		<b>Property Type:</b>	Residential

- 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: \$7,500,000

(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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of Assessment Appeals.

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

Gordana Katardzic

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 66900 STATE OF COLORADO 2016 AUG - 9 AN 9: 32

Account Number: R0015836 STIPULATION (As To Tax Year 2015 Actual Value)

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ACH Villas of the Atrium LLC

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:

3350 34<sup>th</sup> St., Boulder CO

- 2. The subject property is classified as residential class assisted living facility
- The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2015:

Total \$8,250,000

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

Total \$8,250,000

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

Total \$8,250,000

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

Total \$7,500,000

Docket Number: 66900 Account Number: R0015836 STIPULATION (As To Tax Year 2015 Actual Value)

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

Appropriate consideration was given to the sales comparison approach to value. This 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 8, 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.

, 2016. DATED this day of

Petitioner, Agent, or Attorne

Weiner and Schiller PC Lee Schiller, Esq. #7513 6412 S Quebec St. Englewood, CO 80111 303-779-5200

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JERRY ROBERTS Boulder County Assessor

By:

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