# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

**GRAND MEADOW LLC-**

٧.

Respondent:

**BOULDER COUNTY BOARD OF EQUALIZATION** 

#### ORDER ON STIPULATION

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:

Subject property is described as follows: 1.

County Schedule No.:

R0041208+2

Category: Valuation

Property Type: Residential

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- 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:

\$5,058,900

(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 27th day of June 2016.

#### **BOARD OF ASSESSMENT APPEALS**

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

Gordana Katardzic

SEAL 2



## 2016 JUN 23 AM 9: 17

### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 67468

Account Number: R0041208, R0069222, R0041209

STIPULATION (As To Tax Year 2015 Actual Value)	PAGE LOF 3
Grand Meadow 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 properties, 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 properties subject to this Stipulation is described as follows:	
1400 S. Collyer St., Longmont CO	
2. The subject properties area classified as residential – mobile home park and single famil	y homes.

120,000 (Single Family Residence) \$ 5,891,700 Total

ID R0041208

ID R0041209

ID R0069222

3. The County Assessor assigned the following actual value to the subject properties on the 2015 NOV:

159,900 (Single Family Residence)

\$ 5,611,800 (Mobile Home Park)

132,600 (Single Family Residence) ID R0041208 \$ 5,611,800 (Mobile Home Park) 1D R0041209 101,000 (Single Family Residence) ID R0069222 \$ 5,845,400 Total

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

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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 properties as follows:

ID R0041208 \$ 132,600 (Single Family Residence)
ID R0041209 \$ 5,611,800 (Mobile Home Park)
ID R0069222 \$ 101,000 (Single Family Residence)

Total \$ 5,845,400

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

ID R0041208 \$ 132,600 (Single Family Residence)
ID R0041209 \$ 4,825,300 (Mobile Home Park)
ID R0069222 \$ 101.000 (Single Family Residence)
Total \$ 5,058,900

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

Appropriate consideration was given to the sales comparison approach to value. 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 June 29, 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.

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STIPULATION (As To Tax Year 2015 Actual Value)

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DATED this

day of

20/6

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