BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO	Docket Number:	67626
1313 Sherman Street, Room 315		
Denver, Colorado 80203		
Petitioner:		
BOULDER REAL ESTATE COMPANY, LLP -		
v.		
Respondent:		
BOULDER COUNTY BOARD OF EQUALIZATION		
ORDER ON STIPULATION	<u> </u>	

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.: R0002881 Category: Valuation

Property Type: Commercial

- 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: \$950,000 (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 9th day of June 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Detra a Baumbach

Debra A. Baumbach

G. Latardon

of Assessment Appeals.

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

Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 67626

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Boulder Real Estate Company, LLP

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:

2890 Arapahoe Avenue, Boulder CO

- 2. The subject property is classified as commercial improved.
- The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2015:

Total \$ 2,100,000

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

Total \$1,825,000

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

Total \$ 1,006,168

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

Total \$ 950,000

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

Appropriate consideration was given to the sales comparison, income and cost approaches 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 July 26, 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.

day of May ,20/0 DATED this

Kendra L. Goldstein Sterling Property Tax Service 950 S. Cherry Street, Ste. 320 Denver, CO 80246 303-757-8865

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