



**DATED AND MAILED** this 3rd day of June 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 JUN -1 AM 9:52

STATE OF COLORADO  
DOCKET NUMBER: 67726

Account Number: R0033925

STIPULATION (As To Tax Year 2015 Actual Value)

PAGE 1 OF 2

David B. Nelson

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:

4535 Broadway, Boulder Colorado

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

Total                      \$ 972,900

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

Total                      \$831,000

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

Total                      \$ 635,000

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

Total                      \$ 580,000



Docket Number: 67726  
Account Number: R0033925

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

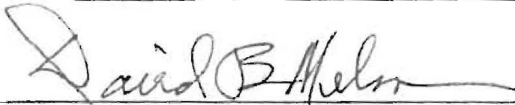
PAGE 2 OF 2

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 June 7, 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.

DATED this 20<sup>TH</sup> day of MAY, 2016.



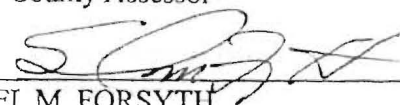
Petitioner, Agent, or Attorney

Name: David B. Nelson  
Address: 3775 Mountain Laurel Pl., Boulder, CO 80304  
E Mail: [dbnsln@gmail.com](mailto:dbnsln@gmail.com)  
Phone Number: 303.444.0501



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