# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

LEX Q. SHEPHERD TRUST -

٧.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION

#### ORDER ON STIPULATION

Docket Number: 67741

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.: R0034678

Category: Valuation Property Type: 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:** \$460,000

(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 16th day of September 2016.

## **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries

Debra A. Baumbach

of Assessment Appeals.

3. Latardic

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

## BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO DOCKET NUMBER: 67741

BO OF ASSESSMENT APPEAL

Account Number: R0034678

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STIPULA	TION (As To Tax Year 2015 Actual Value)	PAGE 1 OF 2
Lex Q. Sh	epherd Trust	
Petitioner,		
vs.		
Boulder Co	ounty Board of Equalization,	
Responden	nt.	
	and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of Jointly move the Board of Assessment Appeals to enter its order based on this Stipulation	
Pet	itioner and Respondent agree and stipulate as follows:	
1.	The property subject to this Stipulation is described as follows:	
	431 N. Cedar Brook Rd., Boulder, CO 80304	
2.	The subject property is classified as residential improved.	
3.	The County Assessor assigned the following actual value to the subject property on year 2015:	the NOV for tax
	Total \$610,900	

year 2015:

Total \$560,000

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

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

Total \$525,000

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 \$460,000

## 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 condition and 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, October 12, 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

day of SEPTEMBER, 2016.

Lex Q. Shepherd

431 N. Cedar Brook Rd.

Boulder, CO 80304

303-888-9999

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