

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 67778</b>
Petitioner: <b>WEI WALNUT LLC ET AL -</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0076704**

**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: \$2,285,000**

(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 22nd day of April 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 APR 19 AM 9:21

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 67778  
Account Number: R0076704

Page 1 of 2

---

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

---

**WEI Walnut LLC et al,**

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:

4745 Walnut St., Boulder, Colorado

2. The subject property is classified as commercial.

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

Total           \$ 2,597,300

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

Total           \$ 2,597,800

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

Total           \$ 2,285,000

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

---

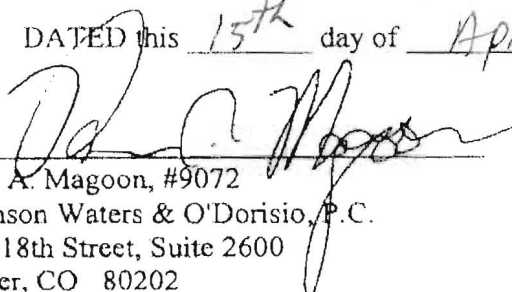
6. Brief narrative as to why the reduction was made:

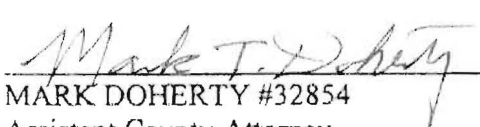
Appropriate consideration was given to the sales comparison, income and replacement cost new less depreciation approaches to value. Stipulation takes into account subject's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 21, 2016 at 8:30 am, be vacated.


8. 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 15<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
Brian A. Magoon, #9072  
Robinson Waters & O'Dorisio, P.C.  
1099 18th Street, Suite 2600  
Denver, CO 80202  
T: 303-297-2600  
F: 303-297-2650  
E: [bmagoon@rwolaw.com](mailto:bmagoon@rwolaw.com)  
*Attorneys for Agent Marvin F. Poer and  
Company*

  
\_\_\_\_\_  
MARK DOHERTY #32854  
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