

DATED AND MAILED this 10th day of November 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 NOV -8 AM 9:34

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 67891

Account Number: R0007527

STIPULATION (As To Tax Year 2015 Actual Value)

PAGE 1 OF 3

1165 Thirteenth Street 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 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:

1226 Pennsylvania Avenue, Boulder, CO

2. The subject property is classified as Mixed-Use (commercial and residential class):

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

Residential Class	\$ 585,000
Commercial Class	<u>\$ 3,276,100</u>
Total	\$ 3,861,100

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

Residential Class	\$ 585,000
Commercial Class	<u>\$ 3,276,100</u>
Total	\$ 3,861,100

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

Residential Class	\$ 585,000
Commercial Class	<u>\$ 3,276,100</u>
Total	\$ 3,861,100

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

Residential Class	\$ 945,000
Commercial Class	<u>\$2,255,000</u>
Total	\$3,200,000

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value for the commercial class portion of the subject property and the sales comparison approach for the residential class portion of the subject property. 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 November 2nd 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.

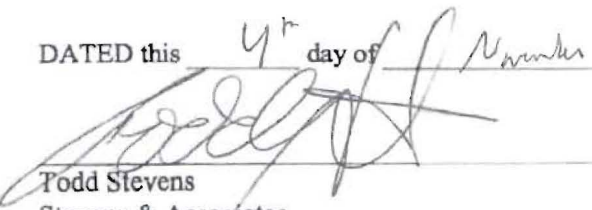
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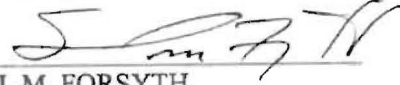
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DATED this 4th day of November, 2016.


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