BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WEST WALNUT LLC -

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 67918

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.: R0000293

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: \$17,250,000

(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 8th day of November 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Diane M. DeVries

of Assessment Appeals.

6 Katardic

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 67918

2016 NOV -3 AM 9: 08

Account Number: R0000293

STIPULATION (As To Tax Year 2015 Actual Value)	PAGE LOF 2
West Walnut 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:

921 Walnut Street, Boulder, CO

- 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:

\$18,634,500

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

\$17,355,000

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

\$17,355,000

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

\$17,250,000

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. 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 18th 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

Todd Stevens

Stevens & Associates

9635 Maroon Circle, Suite 450

Englewood, CO 80112

(303) 347-1878

for

MICHAEL KOERTIE #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