

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68168
Petitioner: GRI VILLAGE LP - v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R0004308+5

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: \$51,750,000

(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 12th day of May 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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 68168

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2016 MAY 10 AM 9:37

Account Numbers: R0004308, R0008778, R0008780, R0008781, R0009120, R0009121

STIPULATION (As To Tax Year 2015 Actual Value)

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GRI Village LP

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:

Arapahoe Village Shopping Center in Boulder CO

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 \$ 57,832,000

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

Total \$ 56,732,000

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

Total \$ 53,672,000

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 \$ 51,750,000

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STIPULATION (As To Tax Year 2015 Actual Value)

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

Variety of account numbers makes up what is known as the Arapahoe Village Shopping Center. It is one economic unit. The Shopping center is generally located in the block with 28th Street as the east boundary, Arapahoe on the south, Folsom Avenue on the west, and Canyon Boulevard on the north. 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 July 25, 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 4th day of May, 2016.

NM Hall

Petitioner, Agent, or Attorney

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Boulder County Assessor

By: [Signature]
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