BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

TEXAS VENTURES, LLC-

٧.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 68259

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.: R0126802

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: \$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 4th day of November 2016.

BOARD OF ASSESSMENT APPEALS

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

Gordana Katardzic

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 68259

STATE OF COLUMN A 2016 NOV - 1 AM 9: 35

	umber: R0126802						
STIPULA	TION (As To Tax Year 2015 Actual	I Value) PAGE 1 OF 2					
Texas Ven	ures LLC						
Petitioner,							
vs.							
Boulder Co	ounty Board of Equalization,						
Responder	t						
		Stipulation regarding the tax year 2015 valuation of the subject ent Appeals to enter its order based on this Stipulation.					
Pet	itioner and Respondent agree and stipu	ılate as follows:					
1.	The property subject to this Stipulation is described as follows: 1214 Commerce Court, Lafayette, CO. 80026						
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:						
	Total	\$1,033,680					
4.	The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2015:						
	Total	\$1,033,680					
5.	After a timely appeal to the Board property as follows:	of Equalization, the Board of Equalization valued the subject					
	Total	\$1,033,680					
6.	After further review and negotiation, 2015 actual value for the subject prop	Petitioner and County Board of Equalization agree to the tax year perty:					

\$750,000

Total

Docket Number: 68259

Account Number: R0126802

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, income and cost approaches to value. This 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 October 5, 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	28th	day of	October	,	2016	•

Bryan Sperry, Manager, Texas Ventures LLC

2871 N. Speer Blvd. Denver, CO. 80211 303-592-1050

For

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