# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: FLAX POND LLC 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.: R0001742

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: \$11,076,000

(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 11th day of March 2016.

### **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries

Sura 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

Gordana Katardzic

of Assessment Appeals.

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# BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 68344

STATE OF COLORADO BD OF ASSESSMENT APPEALS

2016 MAD \_ 0 BM O. FT

Account Number: R0001742	2010 HAR -8 AM 9: 57
STIPULATION (As To Tax Year 2015	Actual Value) PAGE LOF 2
Flax Pond LLC	
Petitioner,	
vs.	
Boulder County Board of Equalization,	
Respondent.	
Petitioner and Respondent hereby enter property, and jointly move the Board of A	into this Stipulation regarding the tax year 2015 valuation of the subject assessment Appeals to enter its order based on this Stipulation.
Petitioner and Respondent agree a	nd stipulate as follows:
I. The property subject to this St	ipulation is described as follows:
3550 Frontier Avenue, Bould	er CO
2. The subject property is classif	ied as commercial.
3. The County Assessor assigned	I the following actual value to the subject property for tax year 2015:
Total	\$ 11,900,000
<ol> <li>After a timely appeal to the property as follows:</li> </ol>	Board of Equalization, the Board of Equalization valued the subjec-
Total	\$ 11,900,000
<ol> <li>After further review and nego 2015 actual value for the subj</li> </ol>	otiation, Petitioner and County Board of Equalization agree to the tax yea ect property:
Total	\$ 11,076,000

Petitioner's Initials MVD Date 2-29-2016

Docket Number: 68344 Account Number: R0001742

STIPULATION (As To Tax Year 2015 Actual Value)

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

Stipulated value takes into account fee simple analysis for the income approach based on market based factors.

- Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 28, 2016 at 8:30 am, be vacated.
- 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 29th day of February	2014
Mr Van Doncelen	
Petitioner or Altorney	
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	JERRY ROBERTS
	Boulder County Assessor
	P

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