BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: BOUNTIFUL 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.: R0082451

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: \$1,400,000

(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 22nd day of September 2016.

BOARD OF ASSESSMENT APPEALS

Dearem Willia

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Diane M. DeVries

Gordana Katardzic

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 68351 STATE OF COLUMN

| Account Number: R0082451 | | | | 2016 SEP 16 AM 9: 56 PAGE 1 OF 2 | | | |
|--------------------------|---|--------------------------------------|--|----------------------------------|------------------|----------------------|--|
| | TION (As To T | | Actual Value) | JEP 16 | AM 9: 50 | PAGE 1 OF 2 | |
| Bountiful | LLC | | | | 08 | | |
| Petitioner, | | | | | | | |
| vs. | | | | | | | |
| Boulder C | ounty Board of E | Equalization, | | | | | |
| Responde | nt | | | | | | |
| | | | to this Stipulation reg sessment Appeals to e | | | | |
| Pe | titioner and Resp | ondent agree an | d stipulate as follows: | | | | |
| 1. | The property subject to this Stipulation is described as follows: 638 S. Taylor Avenue, Louisville, CO. 80027 | | | | | | |
| 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 tayyear 2015: | | | | | | |
| | | Total | \$1,625,200 | | | | |
| 4. | The County Ass year 2015: | sessor assigned t | the following actual va | alue to the subjec | t property on th | ne NOD for tax | |
| | | Total | \$1,625,200 | | | | |
| 5. | After a timely property as foll | 7. 7 | Board of Equalization | on, the Board of | Equalization | valued the subject | |
| | | Total | \$1,625,200 | | | | |
| 6. | | view and negoti ue for the subjec | ation, Petitioner and of the property: | County Board of | Equalization a | gree to the tax year | |
| | | Total | \$1,400,000 | | | | |

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. 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 17, 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.

day of <u>Septembon</u>, 2016.

AUPros, LLC

Ford & Company Real Estate LLC

Mills H. Ford 3199 S. Pearl Street Englewood, CO. 80113 303-625-7600

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