BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	68606
Petitioner: BOULDER INVESTORS 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.: R0037961			
	Category: Valuation	Property Type:	Commercial	
2.	Petitioner is protesting the 2015 actual value	e of the subject prope	erty.	
3.	The parties agreed that the 2015 actual value	e of the subject prop	erty should be reduced to:	

Total Value: \$11,200,000

(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 16th day of September 2016.

### **BOARD OF ASSESSMENT APPEALS**

Dearin Divine

Diane M. DeVries

Detra a Baumbach

Debra A. Baumbach

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

G. Latardy.

Gordana Katardzic



# BD OF ASSESSMENT APPEALS

# 2016 SEP 13 AM 9:39

#### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 68606

Account Number: <u>R0037961</u> STIPULATION (As To Tax Year 2015 Actual Value).

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Boulder Investors LLC

Petitioner,

VS.

- 17

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:

4801 N 63rd Street, Boulder 80301; aka 5265 Gunbarrel Ave. A, Boulder 80301

- 2. The subject property is classified as commercial improved.
- The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2015:

Total \$ 12,911,914

- The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2015: Total \$ 12,911,914
- 5. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total \$ 12,911,914

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

Total \$11,200,000

Docket Number: 68606 Account Number: R0037961 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. Stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

- Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 11, 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.

11 2011. day of DATED this Stan Wagner

Paradigm Tax Group 383 Inverness Parkway Ste 120 Englewood, CO 80112 303-708-1215

MICHAEL KOERFJE #21921

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JERRY ROBERTS Boulder County Assessor

By:

SAMUEL M. FORSYTH Advanced Appeals Deputy P. O. Box 471 Boulder, CO 80306-0471 Telephone: (303) 441-4844