

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69241
Petitioner: CFH INVESTMENTS III, LLC - v. Respondent: BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0000155
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 13-14 actual value of the subject property.

3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:

Total Value: \$1,665,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13-14 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 6th day of February 2017.

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: 69241

2017 FEB -2 AM 9:26

Account Number: R0000155

STIPULATION (As To Tax Year 2013 and 2014 Actual Value)

PAGE 1 OF 2

C F H INVESTMENTS III LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2013 and 2014 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:

2770 PEARL STEET – BOULDER, CO

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 2013 and 2014:

Total \$1,766,100

4. After a timely appeal to the Board of Commissioners, the Board of Commissioners valued the subject property for tax years 2013 and 2014 as follows:

Total \$1,720,000

5. After further review and negotiation, Petitioner and Board of Commissioners agree to the tax years 2013 and 2014 actual value for the subject property:

Total \$1,665,000

Docket Number: 69241

Account Number: R0000155

STIPULATION (As To Tax Year 2013 and 2014 Actual Value)

PAGE 2 OF 2

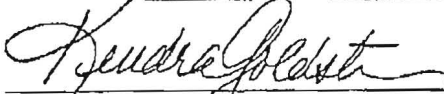
6. Brief narrative as to why the reduction was made:

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

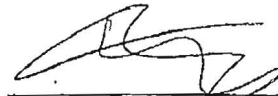
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals, on February 21, 2017 at 8:30 AM, be vacated.

8. 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 27th day of January, 2017.




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