

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69884
Petitioner: MICHELE DIMUZIO & BARNEY MORAN 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.: R0077144
 Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$450,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change his/her records accordingly.

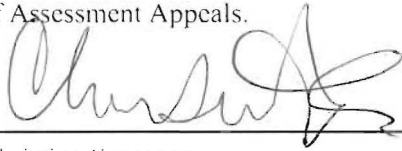
DATED AND MAILED this 5th day of July 2017.

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.



Christine Fontenot



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 69884

2017 JUL -5 AM 8: 03

Account Number: R0077144

STIPULATION (As To Tax Year 2016 Actual Value)

PAGE 1 OF 2

Michelle Dimuzio & Barney Moran

Petitioners,

Vs.

Boulder County Board of Commissioners,

Respondent.

Petitioners and Respondent hereby enter into this Abatement Stipulation regarding the tax year 2016 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

Lot 18 Palo Park 3
4211 Piedra Pl., Boulder, CO 80301

2. The subject property is classified as Residential.
3. The County Assessor assigned the following actual value to the subject property for tax year 2016:

Total	\$ 495,300
-------	------------

4. After a timely petition for abatement or refund of taxes to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Total	\$ 495,300
-------	------------

5. After further review and negotiation, Petitioners and County Board of Commissioners agree to the following tax year 2016 actual value for the subject property:

Total	\$ 450,000
-------	------------

Docket Number: 69884
Account Number: R0077144

STIPULATION (As To Tax Year 2016 Actual Value)

PAGE 2 OF 2


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

On June 22nd, 2017, Boulder appraiser Rick Galvan and David Martinez inspected the subject property, specifically the basement and neighbor immediately to the east of the subject property. Both of those properties as well as other properties on the north side of Piedra have been subject to occasional flooding due to the fluctuation of the water table. The adjustment in value accounts for an estimate of the market impact of the externality of the occasional flooding and the measures necessary to address the flooding.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 19 2017, at 8:00 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 26th day of June, 2017


MICHELE DIMUZIO

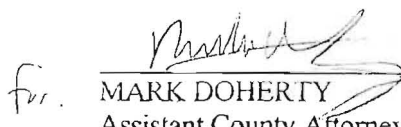

BARNEY MORAN

Michele Dimuzio & Barney Moran
4211 Piedra Pl., Boulder, CO 80301
(303) 447-9999

CYNTHIA BRADDOCK
Boulder County Assessor


DAVID MARTINEZ

Senior Residential Appraiser
P. O. Box 471
Boulder, CO 80306-0471
(303)441-3548

 * 21921
f.v. MARK DOHERTY
Assistant County Attorney
P.O. Box 471
Boulder, CO 80306-0471
(303) 441-3190