

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70004
Petitioner: 2100 CENTRAL 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.: R0085437
Category: Abatement Appeal Property Type: Other (Industrial)

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: \$4,290,000
 (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 14th day of September 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra 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.

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 70004

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2017 SEP 12 AM 10:15

Account Number: R0085437

STIPULATION (As To Tax Years 2013 & 2014 Actual Values)

PAGE 1 OF 2

2100 CENTRAL LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

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

2100 Central Avenue, Boulder, CO

2. The subject property is classified as Industrial.

3. The County Assessor assigned the following actual value to the subject property for tax years 2013 & 2014:

Total \$4,665,000

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 \$4,665,000

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

Total \$4,290,000

Docket Number: 70004
Account Number: R0085437

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

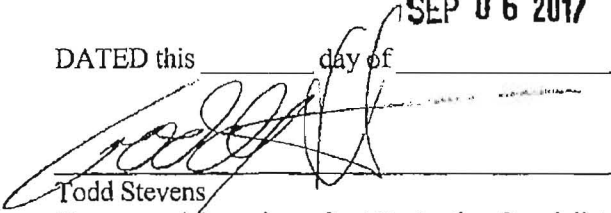
PAGE 2 OF 2

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

Upon further review of the Cost, Market, and Income Approaches to value, an adjustment to the property's valuation is deemed appropriate.


7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 5, 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 day of , **SEP 06 2017**




Todd Stevens
Stevens and Associates Cost Reduction Specialists, Inc.
9635 Maroon Circle, Suite 450
Englewood, CO 80112

CYNTHIA BRADDOCK
Boulder County Assessor

By: 

CYNTHIA BRADDOCK
Boulder County Assessor
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-3688



MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190