BOARD OF ASSESSMENT APPEALS,	Docket Number:	70055				
STATE OF COLORADO						
1313 Sherman Street, Room 315)					
Denver, Colorado 80203						
Petitioner:						
TWIN STAR ENERGY 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 prope	Subject property is described as follows:						
	County Sch	edule No.:	R0128240	0				
	Category:	Abatement	Appeal	Pro	operty Type:	Commercial		
	Petitioner is p	protesting the	2015 actua	al value of the	e subject prope	rty.		
3.	The parties agreed that the 2015 actual value of the subject property should be reduced to:							
		Total	Value:	\$1,590,000				

(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 18th day of August 2017.

BOARD OF ASSESSMENT APPEALS

KDearin Dillia

Diane M. DeVries

Baumbach ina a

Debra A. Baumbach

of Assessment Appeals.

I hereby certify that this is a true and

correct copy of the decision of the Board

Christine Fontenot

SEAL

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 70055

STATE OF COLORADO BO OF ASSESSMENT APPEALS

Account Number: R0128240

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STIPULATION (As To Tax Year 2015 Actual Value)

Twin Star Energy LLC

Petitioner.

VS.

Boulder County Board of Commissioners.

Respondent.

Petitioner and Respondent hereby enter into this Abatement 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:

1285 W. Baseline Road, Lafayette, CO. 80026

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

Total \$1,738.000

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 \$1,738,000

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

Total \$1,590.000

Docket Number: 70055 Account Number: R0128240

STIPULATION (As To Tax Year 2015 Actual Value)

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6. 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.

- 7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 19, 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.

2017 DATED this day of A uan Mike Shafer

Property Tax Refund Consultants, LLC 9233 Park Meadows Drive #133 Lone Tree, CO 80124 303-550-8815

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

CYNTHIA BRADDOCK Boulder County Assessor

J Pruett Deputy Assessor P. O. Box 471 Boulder, CO 80306-0471 Telephone: (303) 441-3521