BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70116
Petitioner: WESTLAND DEVELOPMENT SERVICES INC. 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.:   R0088515

Category: Abatement Appeal   Property Type: Commercial

2.   Petitioner is protesting the 2014 actual value of the subject property.

3.   The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: $1,155,000

(Reference Attached Stipulation)

4.   The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 actual value of the subject property, as set forth above.

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

1

DATED AND MAILED this 18th day of August 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries (signature)

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 (signature)

Debra A. Baumbach

Christine Fontenot (signature)

Christine Fontenot

SEAL — STATE OF COLORADO — BOARD OF ASSESSMENT APPEALS

2

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2017 AUG 17 PM 3: 40

Account Number: R0088515

STIPULATION (As To Tax Year 2014 Actual Value)

WESTLAND DEVELOPMENT SERVICES INC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner and Respondent hereby enter into this Abatement Stipulation regarding the tax year 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:

   3050 Sterling Circle, Boulder 80301

2. The subject property is classified as Mixed-Use (commercial and residential class).

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

Residential Class	$ 420,000
Commercial Class	$ 968,600
Total	$ 1,388,600

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:

Residential Class	$ 420,000
Commercial Class	$ 968,600
Total	$ 1,388,600

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

Residential Class	$ 420,000
Commercial Class	$ 735,000
Total	$ 1,155,000

STIPULATION (As To Tax Year 2014 Actual Value)

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 October 30, 2017 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.
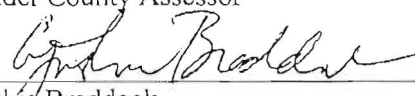
DATED this ___17th___ day of ___August___ , _2017_ .

Catalyst Property Tax Consultants
Jason Flynn
2291 Arapahoe Avenue
Boulder, CO 80302
720-744-3237

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

CYNTHIA BRADDOCK
Boulder County Assessor

By: _____
Cynthia Braddock
Boulder County Assessor
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-3688