

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71702</b>
Petitioner: <b>VICKI A SEDLACEK ET AL</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON WITHDRAWAL</b>	

The Board received Petitioner's request to withdraw the above-captioned appeal on March 2, 2018. The Board has approved Petitioner's request.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  
     **County Schedule No.: R0106449**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
  
2. Petitioner is protesting the 2017 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

**DATED AND MAILED** this 5th day of March 2018.

**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

*Christine Fontenot*

Christine Fontenot





**Fwd: FW: State appeal-518 South Boulder Rd. D**

1 message

**Beery - DOLA, Mike** <mike.beery@state.co.us>  
To: RUBACAN@yahoo.com, Michael Koertje <mkoertje@bouldercounty.org>

Fri, Mar 2, 2018 at 11:22 AM

Hi Vicki.

Thanks for speaking with me today.

Based on our conversation, it's my understanding that you would like to withdraw your 2017 tax year appeal to the Board of Assessment Appeals, but you are reserving your right to appeal for the 2018 tax year. As we discussed, you have the right to appeal each tax year separately, but the assessor's office is required to value the property for tax years 2017 and 2018 the same, absent unusual conditions set forth in statute.

I will process this email (and your email to Boulder County below) as a withdrawal of your 2017 tax year appeal to the Board of Assessment Appeals. No further action is required on your part.

Please let me know if you have any questions or concerns. Thanks.

Mike

**Mike Beery**  
Division Director/Administrator  
Board of Assessment Appeals



**COLORADO**  
Department of Local Affairs  
Board of Assessment Appeals

O (303) 864-7717 | C (303) 832-7511 | F (303) 864-7719  
1313 Sherman Street, Room 315, Denver, CO 80203  
mike.beery@state.co.us | www.colorado.gov/dola/baa

*Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure.*

**From:** Mendez, Jennifer  
**Sent:** Thursday, March 01, 2018 8:44 AM  
**To:** #BAA\_CA  
**Subject:** FW: State appeal-518 South Boulder Rd. D

Will this suffice to send to the BAA for cancelation?

**From:** rubacan [mailto:rubacan@yahoo.com]  
**Sent:** Tuesday, February 27, 2018 10:33 AM

2018 MAR -2 AM 11:28  
OFFICE OF ASSESSMENT APPEALS

**To:** Mendez, Jennifer  
**Subject:** State appeal-518 South Boulder Rd. D

At present due to health problems I will need to cancel my state appeal court case this year for R0106449.

My state appeal was based on my being able to use Lafayette sales comps for my Louisville townhome because they are within the same market area. In analyzing townhome sales in Louisville vs Lafayette I did find a 12- 14% percent difference between Louisville and Lafayette that I feel could be factored into Lafayette comps. I am still analyzing but need to cancel my state appeal this year due to health. However, at this point, I realize the assessor's office will use their Pheasant Run comps. -And I am confused regarding their adjusted value factoring and have a question. My question is: why are the time adjusted sales values of the Pheasant Run comps factored in my taxes different from the time adjusted sale values for the same properties on the assessor's Website. I was told that the time adjusted sales values on the assessor's Website were time adjusted to reflect the true value of the property as of 6/2017.- And by law this time adjusted value is the figure assessor offices use in factoring taxes in Colorado. Would appreciate if you could advise on below:

Adjusted sale \$ Assessor website:	Assessor sale adjusted value factoring (?)
ROO95898	ROO95898
195 Pheasant Run	195 Pheasant Run
Sold 7/2016	Sold 7/2016
\$277,000	\$326,941
ROO95875	ROO95875
338 Pheasant Run	338 Pheasant Run
Sold 7/2015	Sold 7/2015
\$301,000	\$390,176
ROO95873	ROO95873
344 Pheasant Run	344 Pheasant Run
Sold 6/2015	Sold 6/2015
\$295,300	\$357,467

2018 MAR -2 AM 11:28  
CLERK OF DISTRICT COURT  
COUNTY OF BOULDER, COLORADO

I received the following factoring from the Boulder Assessor Office explaining my taxes:

Median Adjusted Sale Price	\$357,467
Mean Adjusted Sale Price	\$358,195
Minimum Adjusted Sales Price	\$326,941 (195 Pheasant Run)

Maximum Adjusted Sales Price                    \$390,176 (338 Pheasant Run)

Confused as to why the time adjusted sales on the Boulder assessor's website for 195 Pheasant Run (\$277,000) and 338 Pheasant Run (\$301,000) were not used in the above factoring. The 338 Pheasant Run comp used in the above factoring increased almost \$90,000?. I and another neighbor are confused as to the further adjusted comps. We were told by law, the time adjusted sale as of 6/30/2017 on an assessor's website represented the true value of the property as of 6/30/2017. We were also told that this figure was the figure used in factoring 2018 taxes. I guess we would like more clarity and transparency concerning the factoring in Boulder? Confused and would greatly appreciate your input.

Thanks,

Victoria Sedlacek

2018 MAR -2 AM 11:28  
OFFICE OF THE COUNTY CLERK  
COUNTY OF BOULDER