

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71769</b>
Petitioner: <b>EMERALD INVESTMENTS III LLC</b>  v. Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: R0607957**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$6,050,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

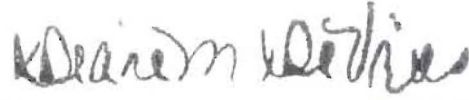
**ORDER:**

Respondent is ordered to reduce the 2017 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 30th day of April 2018.

**BOARD OF ASSESSMENT APPEALS**

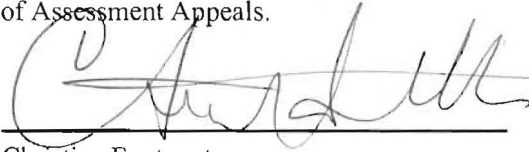


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Christine Fontenot



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 71769

2018 APR 26 PM 1: 14

Account Number: R0607957

STIPULATION (As To Tax Year 2017 Actual Value)

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EMERALD INVESTMENTS III LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:

4860 Sterling Drive, Boulder, CO

2. The subject property is classified as commercial improved.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

\$6,500,000

4. The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2017:

\$6,190,000

5. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

\$6,190,000

6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2017 actual value for the subject property:

\$6,050,000

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**STIPULATION (As To Tax Year 2017 Actual Value)**

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7. 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.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 5, 2018, at 8:30 am shall be vacated.
9. 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 26<sup>th</sup> day of April, 2018.



Patrick Sullivan  
Sullivan Valuation Services  
PO Box 664  
Evergreen, CO 80437  
(303) 273-0138  
(303) 956-0488



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

By:   
CINDY BRADDOCK  
Boulder County Assessor  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone: (303) 441-4844