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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 71796 |
| Petitioner: WALNUT LAND LLC ET AL v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION | |
| ORDER ON STIPULATION | |

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.: R0509984+2
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: \$3,985,000
 (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 25th day of October 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

Yesenia Araujo

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 71796**

STATE OF COLORADO
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Docket Number: 71796
Account Number: R0509984, R0509986, and R0509987

BOARD OF ASSESSMENT APPEALS STIPULATION

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WALNUT LAND LLC ET AL

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:

1360 WALNUT STREET, UNIT'S 101, 102, AND 103 BOULDER, CO

2. The subject property is classified as COMMERCIAL - COMMERCIAL CONDOMINIUMS
3. After a timely appeal and further review and negotiations, the parties stipulate and agree that the actual value of the subject property should be changed as follows for the above-described tax year.

| | | |
|----|---|---|
| | <u>BOE TOTAL VALUE \$4,041,000</u> | <u>NEW TOTAL VALUE \$3,985,000</u> |
| | R0509984 – Unit 101 - \$1,680,000 | R0509984 – Unit 101 - \$1,680,000 |
| 4. | R0509986 – Unit 102 - \$1,173,000 | R0509986 – Unit 102 - \$1,145,000 |
| | R0509987 – Unit 103 - \$1,188,000 | R0509987 – Unit 103 - \$1,160,000 |

Petitioner agrees that absent an unusual condition, this corrected value is intended to be the value for both years of the appraisal cycle per C.R.S 39-1-104 (10.2). Absent statutory exceptions or an unusual condition in 2018, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0509984, R0509986, and R0509987 for the reassessment cycle at issue here. As result of this Stipulation, Petitioner waives the right to file a protest or otherwise further appeal the valuation for the 2017 and 2018 reassessment cycle.

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. Stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

6. This hearing set for October 18, 2018 shall be vacated.

By: DocuSigned by:
Michael Van Donselaar september 19, 2018
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CYNTHIA BRADDOCK
Boulder County Assessor

By: DocuSigned by:
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