

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71800
Petitioner: LOOKOUT 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.: R0069201
 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: \$699,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

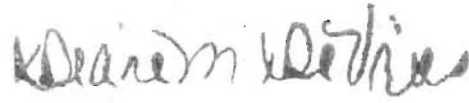
ORDER:

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 5th day of June 2018.

BOARD OF ASSESSMENT APPEALS

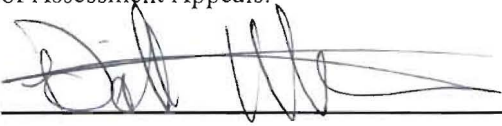


Diane M. DeVries



Debra A. Baumbach

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



Danielle Williams



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 71800

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2018 MAY 31 AM 10:17

Account Number: R0069201

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 1 OF 2

LOOKOUT 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:

1340 Pine, Boulder, CO

2. The subject property is currently classified as commercial and the classification shall be changed to mixed-use.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

Commercial: \$917,000

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

Commercial: \$917,000

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

Commercial: \$917,000

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

Total: \$699,000

Residential: \$95,000

Commercial: \$604,000

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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. Additionally, the property's classification has been changed from commercial to mixed-use based on the use of the property.

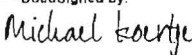
8. This hearing has not been set.

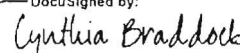
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 29th day of May, 2018.



Michael Van Donselaar
Duff & Phelps
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Denver, CO 80202
Telephone (303) 749-9034

DocuSigned by:
 May 31, 2018
9E72CB89ACC54EF
MICHAEL KOERTJE #21921
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DocuSigned by:
 May 30, 2018
By: 198EC2BF96CA441
CYNTHIA BRADDOCK
Boulder County Assessor
P. O. Box 471
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