

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71952
Petitioner: J THOMAS DEVELOPMENT LLC 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.: R0514679+3
 Category: Valuation/Protest Appeal Property Type: Residential
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: \$4,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

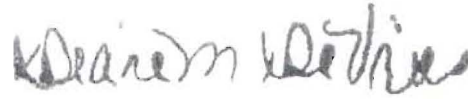
ORDER:

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.

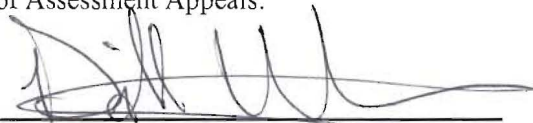
DATED AND MAILED this 29th day of May 2018.

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.



Danielle Williams



Debra A. Baumbach



STATE OF COLORADO
BO OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS 2018 MAY 24 PM 1:55
STATE OF COLORADO
DOCKET NUMBER: 71952

Account Number: R0514679-R0514680-R0514681-R0514682

BOARD OF ASSESSMENT APPEALS STIPULATION

PAGE 1 OF 2

J THOMAS DEVELOPMENT 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:

2226 Pearl Street, Units #'s A, B, C & D, Boulder, CO
2. The subject property is classified as Residential – Condos - Improvements
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.
4. 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 #'s R0514679, R0514680, R0514681 & R0514682 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.

	BOE Value	New Value
R0514679	1,100,000	1,000,000
R0514680	1,100,000	1,000,000
R0514681	1,100,000	1,000,000
R0514682	1,100,000	1,000,000
Total	\$4,400,000	\$4,000,000

Docket Number: 71952

Account Number: R0514679-R0514680-R0514681-R0514682

BOARD OF ASSESSMENT APPEALS STIPULATION

PAGE 2 OF 2

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

Appropriate consideration was given to the sales comparison approach 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.

6. A hearing has not been scheduled.

DocuSigned by:
By: Jim Thomas May 23, 2018
CDE5EC84C7304E5...

J THOMAS DEVELOPMENT LLC
4872 4TH STREET
BOULDER, CO 80302
Telephone (720) 317-9621
Jim@JTBoulder.com

DocuSigned by:
By: Michael Koertje May 24, 2018
9E72CB69ACC54EF...

MICHAEL KOERTJE #21921
JASMINE RODENBURG #51194
Assistant County Attorney
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303)-441-3190

CYNTHIA BRADDOCK
Boulder County Assessor

DocuSigned by:
By: Rick Galvan May 23, 2018
45434E85F3F8460...

RICK GALVAN
Residential Appraiser
P.O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-3534