

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72436
Petitioner: MONTVIEW MEADOWS LPM 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.: R0088214
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: \$2,400,000
 (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 16th day of August 2018.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

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

Yesenia Araujo

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 72436

2018 AUG 13 AM 8: 22

Account Number: **R0088214**

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 1 OF 2

Montview Meadows LPM 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:

Lot 4 Montview Meadows Replat, (AKA) 1244 Hunter Ct, Longmont, CO 80501

2. The subject property is classified as residential improved.

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

Total \$2,542,000

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

Total \$2,542,000

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

Total \$2,542,000

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

Total \$2,400,000

Docket Number: **72436**

Account Number: **R0088214**

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 2 OF 2

7. 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. Consideration is also given to the subject property's sale for \$2,000,000 on March 24, 2014 (time adjusted to \$2,491,000) and a subsequent market sale on March 3, 2017 for \$2,850,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, **September 25, 2018**, at 8:30 am 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.

DocuSigned by:
By: Michelle Tarbell August 10, 2018
18D1516B242443C..

MICHELLE TARBELL
RYAN, LLC
7979 E. Tufts Ave, Suite 1500
Denver, CO 80237
303-222-1861

DocuSigned by:
By: Michael D. Koertje August 10, 2018
9E72CB69ACC54EF

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

Martin S. Soosloff
Boulder County Assessor's Office

DocuSigned by:
By: Martin Soosloff August 10, 2018
8AA3B0AA58A446.

Martin S. Soosloff
Certified Residential Appraiser-Unique Properties
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4887