

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72573
Petitioner: GUARDIAN STORAGE BOULDER 4900 BROADWAY, 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.: R0033429
Category: Valuation/Protest Appeal Property Type: Mixed Use
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: \$9,858,650
(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 20th day of March 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

Christine Fontenot

Christine Fontenot



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
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STIPULATION (As To Tax Year 2017 Actual Value)

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GUARDIAN STORAGE BOULDER 4900 BROADWAY, 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:

4900 Broadway, Boulder, CO

2. The subject property is classified as Mixed-Use (commercial and residential class):
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

Residential Class	\$ 510,000
Commercial Class	<u>\$ 12,615,000</u>
Total	\$ 13,125,000

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

Residential Class	\$ 510,000
Commercial Class	<u>\$ 12,300,000</u>
Total	\$ 12,810,000

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STIPULATION (As To Tax Year 2017 Actual Value)

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

Residential Class	\$ 510,000
Commercial Class	<u>\$ 12,090,000</u>
Total	\$ 12,600,000

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

Residential Class	\$ 400,000
Commercial Class	<u>\$ 9,458,650</u>
Total	\$ 9,858,650

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

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

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.

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STIPULATION (As To Tax Year 2017 Actual Value)

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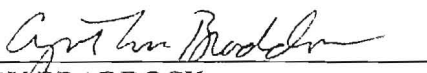
DATED this 16th day of February, 2018.



Kendra L. Goldstein
Goldstein Law Firm, LLC
950 S. Cherry Street, Ste. 320
Denver, CO 80246
303-757-8865



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