BOARD OF ASSESSMENT APPEALS, Docket Number: 72794 STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: PIONEER BANK OF LONGMONT ٧. 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.:

R0095403

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:

\$1,450,000

(Reference Attached Stipulation)

The Board concurs with the Stipulation. 4.

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 18th day of May 2018.

BOARD OF ASSESSMENT APPEALS

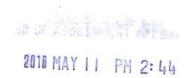
I hereby certify that this is a true and correct copy of the decision of the Board

Debra A. Baumbach

Gordana Katardzic

of Assessment Appeals.

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 72794



Account Number: R0095403

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE LOF 2

PION.	EER	BANK	OF	LON	GM	ONT	Γ

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:

1610 Hover St, Longmont, CO

- 2. The subject property is classified as commercial.
- 3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

Total

\$1,852,440

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

Total

\$1,852,440

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

Total

\$1,792,000

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

\$1,450,000

Docket Number: 72794

Account Number: R0095403 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, 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.

- 8. The hearing set for July 25th, 2018 shall 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.

DATED this 10th day of May, 2018.

Chris Barnes

Licht & Company Inc

9101 E Kenyon Ave, Suite 3900

Denver, CO 80237

Telephone (303) 575-9306

DocuSigned by:

Midwel Koertje

May 11, 2018

-38658FC41D914C2 MICHAEL KOERTJE #21921

Assistant County Attorney

P. O. Box 471

Boulder, CO 80306-0471

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May 10, 2018

CYNTHIA BRADDOCK

Boulder County Assessor

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Boulder, CO 80306-0471

Telephone: (303) 441-3530