BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

CENTENNIAL VENTURE I LTD

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.:

R0515465

Category: Valuation/Protest Appeal

Property Type: Commercial

Docket Number: 72921

- 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:

\$1,900,000

(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 14th day of November 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.

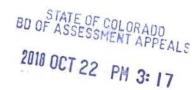
Yesenia Araujo

Ditra a. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 72921



Docket Number:	72921
Account Number	: R0515465

BOARD OF ASSESSMENT APPEALS STIPULATION

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CENTENNIAL VENTURE I LTD

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:

2800 ROCK CREEK CIR SUPERIOR, CO

- 2. The subject property is classified as COMMERCIAL MERCHANDISING 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.

BOE VALUE \$2,033,530

NEW VALUE \$1,900,000

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 # R0515465 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.

Docket Number: 72921 Account Number: R0515465

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

Consideration is given to the cost, market, and income approaches. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

6. This hearing set for January 25, 2019 shall be vacated.

Docusigned by:

Mike Van Donselaar

October 22, 2018

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DUFF & PHELPS C/O MIKE VAN DONSELAAR 1200 17TH ST STE 990 DENVER, CO 80202 Telephone (303)749-9034 By: Michael kourte October 22, 2018

MICHAEL KOERTJE #21921 JASMINE RODENBURG #51194 CASIE STOKES #38623 Assistant County Attorney P.O. Box 471 Boulder, CO 80306-0471 Telephone (303) 441-3190

CYNTHIA BRADDOCK Boulder County Assessor

By: Wally Hams October 22, 2018

Wally Harris Commercial Appraiser P.O. Box 471 Boulder, CO 80306-0471 Telephone (303) 441-3530