

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73082
Petitioner: 1165 THIRTEENTH STREET 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.: R0007527
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: \$3,800,000
 (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 24th day of April 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.

Gordana Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 73082

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2018 APR 11 AM 8:54

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STIPULATION (As To Tax Year 2017 Actual Value)

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1165 THIRTEENTH STREET 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:

1226 Pennsylvania Ave, Boulder, CO

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

Total: \$4,443,700 Residential: \$840,000 Commercial: \$3,603,700

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

Total: \$4,443,700 Residential: \$840,000 Commercial: \$3,603,700

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

Total: \$3,900,000 Residential: \$840,000 Commercial: \$3,060,000

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

Total: \$3,800,000 Residential: \$960,000 Commercial: \$2,840,000

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STIPULATION (As To Tax Year 2017 Actual Value)

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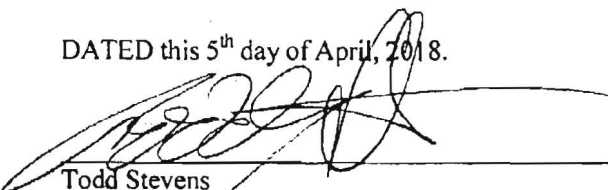
7. Brief narrative as to why the reduction was made:

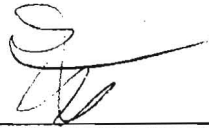
Appropriate consideration was given to the sales comparison, income and cost approaches to value. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales. Additionally, the property's mixed-use value allocation has been modified based on market data.

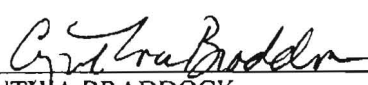
8. The hearing set for May 2nd, 2018 shall be vacated.

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 5th day of April, 2018.


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