BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

2206 PEARL LLC

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:

Subject property is described as follows: 1.

County Schedule No.:

R0001150

Category: Valuation/Protest Appeal

Property Type: Commercial

Docket Number:

73385

- Petitioner is protesting the 2017 actual value of the subject property. 2.
- 3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value:

\$1,922,000

(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

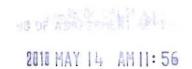
Diane M. DeVries

Debra A. Baumbach

Gordana Katardzic

of Assessment Appeals.

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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 73385

Account Number: R0001150

BOARD OF ASSESSMENT APPEALS STIPULATION

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2206 PEARL 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:

2206 Pearl Street, Boulder, CO

- 2. The subject property is classified as Commercial retail/office use.
- 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.
- 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 #R0001150 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.

NEW VALUE - \$1,922,000

BOE VALUE - \$2,121,000

Docket Number: 73385 Account Number: R0001150

BOARD OF ASSESSMENT APPEALS STIPULATION

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5. 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.

6. This hearing set for July 2, 2018, at 8:30 am shall be vacated.

	,	
DATED this day of		
By: David Johnson David Johnson	May 14, 2018	
Joseph C. Sansone Co.		
18040 Edison Ave.		
Chesterfield, MO 63005		
636-733-5455	DocuSigned by:	May 14, 2018
	By Michael Koertje	
	MICHAEL KOERTJE #21921	
	Assistant County Attorney	
	P.O. Box 471	
	Boulder, CO 80306-0471	
	Telephone: (303) 441-3190	w.
	CYNTHIA BRADDOCK	
	Boulder County Assessor	
	DocuSigned by:	
	By: Matthew Douglas Wright	May 14, 2018
	MATEHEWEDQUGLAS WRIGHT	
	Commercial Appraiser	
	P.O. Box 471	

Boulder, CO 80306-0471 Telephone: (303) 441-4899