

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>GOLD LAKE VENTURES LLC</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BOULDER COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 73405</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this Order on Stipulation.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

County Schedule No.:	R0031422
Appeal Category:	Valuation
Current Classification:	Mixed-Use
  
2. Petitioner is protesting the 2017 actual value of the subject property.
  
3. The parties agreed that for tax year 2017 the subject property should be classified as entirely commercial and the actual value should be as follows:

Total Value:	\$1,910,000
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(Reference the attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to change 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 18<sup>th</sup> day of May, 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: 73405

30 OF ASSESSMENT APPEALS  
2018 MAY 11 PM 1:15

Account Number: R0031422

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 1 OF 2

GOLD LAKE VENTURES 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:

3371 Gold Lake Rd, Unincorporated, CO

2. The subject property was classified as mixed-use for the 2017 tax year. After review, the subject property is being reclassified as commercial based on its actual use as of the January 1<sup>st</sup>, 2017 assessment date.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

Total: \$2,192,444      Residential: \$308,000      Commercial: \$1,884,444

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

Total: \$2,192,444      Residential: \$308,000      Commercial: \$1,884,444

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

Total: \$2,192,444      Residential: \$308,000      Commercial: \$1,884,444

6. After further review and negotiation, Petitioner and County Board of Equalization agree that for tax year 2017 the subject property shall be classified as entirely commercial, and the actual value shall be as follows:

Total: \$1,910,000

Docket Number: 73405

Account Number: R0031422

STIPULATION (As To Tax Year 2017 Actual Value)

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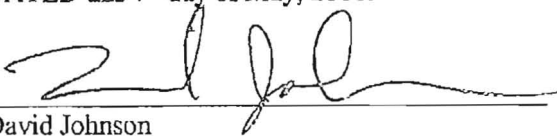
7. Brief narrative as to why the reduction was made:

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 classification is being changed from mixed-use to commercial based on the actual use as of the January 1<sup>st</sup>, 2017 assessment date.

8. The hearing set for June 11<sup>th</sup>, 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 7<sup>th</sup> day of May, 2018.



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