BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

DELACRUZ ASSOCIATES LLC

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Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 73425

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.: R0066435

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: \$2,225,000

(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 2nd day of July 2018.

BOARD OF ASSESSMENT APPEALS

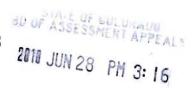
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 73425



Docket Number: 73425 Account Number: R0066435

BOARD OF ASSESSMENT APPEALS STIPULATION

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DELACRUZ ASSOCIATES 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:

4820 N 63RD ST BOULDER, CO

- 2. The subject property is classified as INDUSTRIAL INDUSTRIAL OFFICE
- 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 # R0066435 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 <u>\$2,225,000</u>

BOE VALUE \$2,296,000

Docket Number: 73425 Account Number: R0066435

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 24, 2018 shall be vacated.

By: David Johnson June 28, 2018

DAVID JOHNSON JOSEPH C. SANSONE COMPANY 18040 EDISON AVE CHESTERFIELD, MO 63005-3702 Telephone (636)733-5455 By: Millard d. Courte June 28, 2018

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

CYNTHIA BRADDOCK Boulder County Assessor

By DoeuSigned by:

Dy Dommy Brunnan

09630288287F470.

June 28, 2018

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