

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73709
Petitioner: COLE L&P LIVING TRUST 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.: R0027106
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$110,600
 (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 22nd day of March 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.

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 73709

BOARD OF ASSESSMENT APPEALS
2018 MAR 15 PM 3:37

Account Number: R0027106

STIPULATION (As To Tax Year 2017 Actual Value) PAGE 1 OF 2

Cole L & P Living Trust

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:

2175 Cold Spring Rd, Nederland, CO 80466

2. The subject property is classified as VACANT LAND and will change to RESIDENTIAL LAND.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

Total \$151,000

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

Total \$151,000

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

Total \$151,000

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

Total \$110,600

Docket Number: 73709

Account Number: R0027106

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 2 OF 2

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

The Sales Comparison Approach indicates the value is too high. In addition, this parcel is integral to an adjoining residentially improved property with the same ownership, because the accessibility of the residential parcel is through this account. This should be classified as Residential Land for 2017.

8. A hearing has not been scheduled.

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 13TH day of MARCH, 2018.




LEONARD L. COLE, Petitioner
PO BOX 602
NEDERLAND, CO 80466
303-258-3887



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

CYNTHIA BRADDOCK
Boulder County Assessor



MARY SAMPSON
Senior Residential Appraiser
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4846