

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74009
Petitioner: 954 PEARL LTD v. Respondent: BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0007092
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$5,585,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

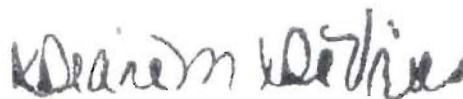
ORDER:

Respondent is ordered to reduce the 2016 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 9th day of January 2019.

BOARD OF ASSESSMENT APPEALS

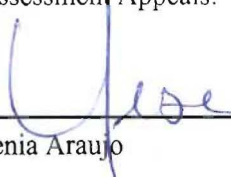


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 74009**

STATE OF COLORADO
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Account Number: R0007092

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954 PEARL LTD

Petitioner,

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISIONERS

Respondent,

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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:

954 PEARL STREET, BOULDER, CO

2. The subject property is classified as **COMMERCIAL – OFFICE/RETAIL-IMPROVEMENTS**
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.

BOE VALUE \$5,887,000

NEW VALUE \$5,585,000

4. Petitioner agrees, as result of this Stipulation, to waive the right to file a protest or otherwise appeal the valuation of account #R0007092 for the tax year covered by this petition.

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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. 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 February 20, 2019 shall be vacated.

By: Todd Stevens January 8, 2019
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Todd J. Stevens
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By: Michael A. Koertje January 8, 2019
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CYNTHIA BRADDOCK
Boulder County Assessor

By: Gary Myco January 8, 2019
DocuSigned by:
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Gary Myco
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