# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

CFH INVESTMENTS III LLC

v.

Respondent:

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS

### ORDER ON STIPULATION

Docket Number:

74040

**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:

County Schedule No.: R0000155

Category: Abatement Appeal Property Type: Commercial

- 2. Petitioner is protesting the 15-16 actual value of the subject property.
- 3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:

Total Value: \$2,003,800

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

#### **ORDER:**

Respondent is ordered to reduce the 15-16 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change his/her records accordingly.

# **DATED** this 25th day of March 2019.

BOARD OF ASSESSMENT APPEALS

Dearem Willie

Diane M. DeVries

Sulva 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.

Yesenia Araujo

# BOARD OF ASSESSMENT APPEALS STATE OF COLORADO BD OF ASSESSMENT APPEALS STATE OF COLORADO **DOCKET NUMBER: 74040**

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Docket Number: 74040 Account Number: R0000155

#### BOARD OF ASSESSMENT APPEALS STIPULATION

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C F H INVESTMENTS III LLC

Petitioner.

VS.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS. Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2015 and 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:

#### 2770 PEARL ST BOULDER, CO

- 2. The subject property is classified as COMMERCIAL MERCHANDISING 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.

#### **BOCC VALUE \$2,334,000**

#### **NEW VALUE \$2,003,800**

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 2016, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0000155 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 2015 and 2016 reassessment cycle. Docket Number: 74040 Account Number: R0000155

# **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 April 17, 2019 shall be vacated.

By: kendra Goldstein

March 15, 2019

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KENDRA L GOLDSTEIN STERLING PROPERTY TAX SPECIALISTS INC 950 S CHERRY ST STE 320 DENVER, CO 80246 Telephone (303)757-8865 By: David Hughes

March 15, 2019

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Telephone (303) 441-3190

CYNTHIA BRADDOCK Boulder County Assessor

By: Cynthia Braddock

March 15, 2019

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