

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75102
Petitioner: BINESH & NADIA PRASAD 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.: R0510058
 Category: Abatement Appeal Property Type: Residential
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: \$1,503,800
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

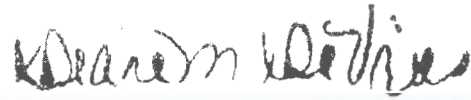
ORDER:

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 this 11th day of April 2019.

BOARD OF ASSESSMENT APPEALS

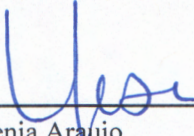


Diane M. DeVries



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: 75102**

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BINESH & NADIA PRASAD
Petitioner.

vs.

**BOULDER COUNTY BOARD OF
COUNTY COMMISSIONERS**
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:

8841 PORTICO LN UNINCORPORATED BOULDER COUNTY, CO

2. The subject property is classified as RESIDENTIAL - SINGLE FAM RES 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 \$1,659,600

NEW VALUE \$1,503,800

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 2018, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0510058 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.

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BOARD OF ASSESSMENT APPEALS STIPULATION

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

The subject property is judged to be overvalued based on a review of similar comparable sales in the subject's neighborhood and market area. The condition of the subject property as of January 1, 2017 is also considered as well as the list price and marketing time of the subject when listed for sale.

6. This hearing set for May 1, 2019 shall be vacated.

By:  March 27, 2019
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BINESH PRASAD

By:  March 27, 2019
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NADIA PRASAD

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By:  March 28, 2019
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CYNTHIA BRADDOCK
Boulder County Assessor

By:  March 28, 2019
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