

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75227
Petitioner: GIFFRA RANCH LONGMONT LLC, C/O WALGREEN CO. 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.: R0508657
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$2,510,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 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 31st day of December 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.

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 75227**

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GIFFRA RANCH LONGMONT LLC
Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:

1770 N HOVER ST LONGMONT, 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.

BOE VALUE \$2,996,240

NEW VALUE \$2,510,000

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

Reviewed cost, market, and income data for the Walgreens stores and reconciled between market sales and income for a final settled value of \$170 per sf.

5. A hearing has not been scheduled.

By: DocuSigned by: Kendra Goldstein December 11, 2018
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STERLING PROPERTY TAX SPECIALISTS INC
ATTN - KENDRA L GOLDSTEIN
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Telephone (303)757-8865

By: DocuSigned by: Casie A. Stokes December 13, 2018
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CYNTHIA BRADDOCK
Boulder County Assessor

By: DocuSigned by: Cynthia Braddock December 11, 2018
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