

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78893</b>
Petitioner: <b>MARINE STREET PROPERTIES LLC</b>  v. Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0514757+5**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$3,269,100**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 19th day of October 2020.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*Martha Hernandez Sanchez*  
\_\_\_\_\_  
Martha Hernandez Sanchez



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: **78893**

Account Number: **R0514757 et al. (see attached)**

**STIPULATION (As To Tax Year 2019 Actual Value)**

PAGE 1 OF 2

Marine Street Properties, LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

624-626 Marine Street Units 1-6, Boulder CO 80302

2. The subject property is classified as residential improved condos, and is 6 units, 18 total bedrooms, 6 full baths, 6 three quarter baths located in the Lower Arapahoe neighborhood of Boulder, CO.

3. The County Assessor originally assigned the following collective actual value to the subject properties for tax year 2019

Total \$ 4,252,100

4. After a timely appeal to the Board of Equalization, the Board of Equalization collectively valued the subject properties as follows (see attached spreadsheet)

Total \$ 4,252,100

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2019 collective actual value for the subject properties (see attached spreadsheet for individual values)

Total \$ 3,269,100

Docket Number: **78893**

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**STIPULATION (As To Tax Year 2019 Actual Value)**

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

Appropriate consideration was given to the sales comparison approach, along with an analysis of the applicable comparable sales. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, September 2<sup>nd</sup>, 2020 be vacated.

8. 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 10th day of April, 2020.

David Meissner April 13, 2020

DAVID MEISSNER, Agent  
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Michael Koertje April 13, 2020

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CYNTHIA BRADDOCK  
Boulder County Assessor

By: J Mitchell Pruett April 13, 2020

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## Docket #78893 Marine Street Properties LLC

Year	Account No.	BOE Value	Stipulated Value	Resolution
2019	R051757	\$674,700	\$494,700	Stipulation
2019	R051758	\$722,000	\$585,600	Stipulation
2019	R0514759	\$675,500	\$495,800	Stipulation
2019	R0514760	\$675,500	\$495,800	Stipulation
2019	R0514761	\$675,500	\$495,800	Stipulation
2019	R0514762	\$828,900	\$701,400	Stipulation
	<b>Totals</b>	<b>\$4,252,100</b>	<b>\$3,269,100</b>	

David Meissner April 13, 2020

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