

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63451
Petitioner: 5360/5370 MANHATTAN LLLP, v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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.: R0072583+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$1,558,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 28th day of February 2014.

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

[Signature]

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 63451

Account Number(s): R0072583, R0072584

STIPULATION (As To Tax Year 2013 Actual Value)

PAGE 1 OF 2

5360/5370 Manhattan LLLP

Petitioner.

vs.

Boulder County Board of Equalization.

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:

ID R0072583 5370 Manhattan Circle, Boulder, CO.
ID R0072584 5360 Manhattan Circle, Boulder, CO.

2. The subject property is classified as commercial.

3. The County Assessor assigned the following actual value to the subject property for tax year 2013:

ID R0072583 5370 Manhattan Circle, Boulder, CO.	\$913,300
ID R0072584 5360 Manhattan Circle, Boulder, CO.	<u>\$919,600</u>
Total	\$1,832,900

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:


ID R0072583 5370 Manhattan Circle, Boulder, CO.	\$913,300
ID R0072584 5360 Manhattan Circle, Boulder, CO.	<u>\$919,600</u>
Total	\$1,832,900

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2013 actual value for the subject property:

ID R0072583 5370 Manhattan Circle, Boulder, CO.	\$790,000
ID R0072584 5360 Manhattan Circle, Boulder, CO.	<u>\$768,000</u>
Total	\$1,558,000

Petitioner's Initials

Date


2/13/14

Docket Number: 63451

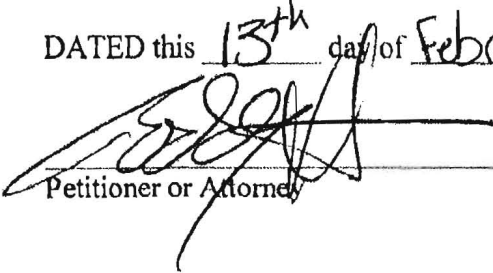
Account Number(s): R0072583, R0072584

STIPULATION (As To Tax Year 2013 Actual Value)

PAGE 2 OF 2

6. Brief narrative as to why the reduction was made: after an interior inspection of the subject and a review of market data were completed, the parties agreed that an adjustment to the actual value was in order.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 13, 2014 at 8:30 AM, 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 13th day of February, 2014.



Petitioner or Attorney

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