

DATED AND MAILED this 16th day of September 2016.

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.

G. Katardzic

Gordana Katardzic



2016 SEP 13 AM 9:39

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 67535

Account Numbers: R0109713, R0109714, R0109715, R0109716

STIPULATION (As To Tax Year 2015 Actual Values)

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Celestial Tea Corporation

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject properties, 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 properties subject to this Stipulation are described as follows:

3 Vacant lots and 1 improved site located at 4600 Sleepy Time Drive, Boulder CO

2. The subject property is classified as 1 commercial improved lot and 3 commercial vacant lots.
3. The County Assessor assigned the following actual values to the subject properties on the NOV for tax year 2015:

R0109713 vacant land	\$ 1,078,800
R0109714 vacant land	\$ 1,006,600
R0109715 vacant land	\$ 709,100
R0109716 improved	\$ 11,352,780

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4. The County Assessor assigned the following actual values to the subject properties on the NOD for tax year 2015:

R0109713 vacant land	\$ 1,078,800
R0109714 vacant land	\$ 1,006,600
R0109715 vacant land	\$ 638,200
R0109716 improved	\$ 11,352,780

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

R0109713 vacant land	\$ 1,078,800
R0109714 vacant land	\$ 1,006,600
R0109715 vacant land	\$ 638,200
R0109716 improved	\$ 11,352,780

6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2015 actual values for the subject properties:

R0109713 vacant land	\$ 580,909
R0109714 vacant land	\$ 542,038
R0109715 vacant land	\$ 381,843
R0109716 improved	\$ 9,950,000

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STIPULATION (As To Tax Year 2015 Actual Value)

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

Appropriate consideration was given to the sales comparison, income and cost approaches to values. This stipulation takes into account the subject properties' attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 25, 2016 at 8:30 am be vacated.

9. 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 18th day of August, 2016.

Thomas E. Downey, Jr.

Downey and Assoc. PC
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JERRY ROBERTS
Boulder County Assessor

By: [Signature]
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