

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 67908</b>
Petitioner: <b>LONGS PEAK &amp; MAIN 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 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.: R0602071+1**  
     **Category: Valuation**                      **Property Type: Mixed Use**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value: \$23,662,420**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2015 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 8th day of November 2016.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 67908

Account Numbers: R0602071 and R0602072

STIPULATION (As To Tax Year 2015 Actual Value)

PAGE 1 OF 2

Longs Peak and Main LLC  
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 is described as follows:

R0602071 600 Longs Peak Avenue -Apartment Complex  
R0602072 600 Longs Peak Avenue - Retail and Restaurant

2. The apartment complex is classified as residential; the retail and restaurant are classified as commercial
3. The County Assessor assigned the following actual value to the subject properties on the NOV for tax year 2015:

R0602071	\$21,850,000
R0602072	<u>3,210,567</u>
Total	\$25,060,567

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

R0602071	\$21,850,000
R0602072	<u>3,210,567</u>
Total	\$25,060,567

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

R0602071	\$21,850,000
R0602072	<u>3,210,567</u>
Total	\$25,060,567

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STIPULATION (As To Tax Year 2015 Actual Value)

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

R0602071	\$21,850,000 (no change)
R0602072	<u>1,812,420</u>
Total	\$23,662,420

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. This stipulation takes into account the subject property's 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, November 16, 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 28<sup>th</sup> day of October, 2016.

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JERRY ROBERTS  
Boulder County Assessor  
By: [Signature]  
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