

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket No.: 68215

Petitioner:

LR PROPERTIES LLC

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0509926
Appeal Category: VALUATION
Current Classification: MIXED USE

2. Petitioner is protesting the 2015 classification and actual value of the subject property.
3. The parties agreed that the 2015 classification and actual value of the subject property should be as follows:

Classification: RESIDENTIAL
Actual Value: \$60,000.00

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2015 classification of the subject property as set forth above.

Respondent is ordered to change 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 15th day of August, 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 JUL 21 AM 9:03

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 68215

Account Number: R0509926

STIPULATION (As To Tax Year 2015 Actual Value)

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LR PROPERTIES 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 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:

516 Main Street, Longmont

2. The subject property is classified as RESIDENTIAL improved.

3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2015:

Total \$130,500

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

Total \$130,500

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

Total \$130,500

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

Total \$60,000

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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 approach 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 and also taking into consideration the location of this studio attached to a restaurant.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, October 12th, 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 15th day of July, 2016.

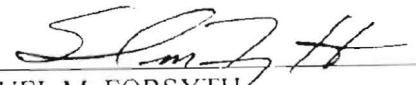


Petitioner, Agent, or Attorney
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