

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68317
Petitioner: KOKOPLAZA PARTNERS 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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	R0505431+2
Category:	Valuation
Property Type:	Commercial
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: \$5,600,000
 (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 July 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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 68317

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2016 JUL -6 AM 9: 29

Account Numbers: R0505431, R0505440, R0505441

STIPULATION (As To Tax Year 2015 Actual Value)

PAGE 1 OF 3

Kokoplaza Partners 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: 901-917 Front Street, Louisville, CO. 80027
2. The subject property is classified as improved commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2015:

ID R0505431	
Land	\$ 476,200
Improvements	<u>\$3,389,200</u>
Total	\$3,865,400

ID R0505440	
Land	\$ 443,800
Improvements	<u>\$1,556,900</u>
Total	\$2,000,700

ID R0505441	
Land	<u>\$383,000</u>
Total	\$ 383,000

Total for 3 ID's	\$6,249,100
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

ID R0505431	
Land	\$ 476,200
Improvements	<u>\$3,389,200</u>
Total	\$3,865,400

ID R0505440	
Land	\$ 443,800
Improvements	<u>\$1,556,900</u>
Total	\$2,000,700

ID R0505441	
Land	<u>\$383,000</u>
Total	\$ 383,000

Total for 3 ID's \$6,249,100

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

ID R0505431	
Land	\$ 476,200
Improvements	<u>\$2,954,300</u>
Total	\$3,430,500

ID R0505440	
Land	\$ 443,800
Improvements	<u>\$1,342,700</u>
Total	\$1,786,500

ID R0505441	
Land	<u>\$383,000</u>
Total	\$ 383,000

Total for 3 ID's \$5,600,000

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STIPULATION (As To Tax Year 2015 Actual Value)

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6. Brief narrative as to why the reduction was made: after an interior inspection of the subject was made followed by the collection and analysis of market data, the parties agreed that an adjustment was in order.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2016 at 8:30AM, 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 1st day of July, 2016.



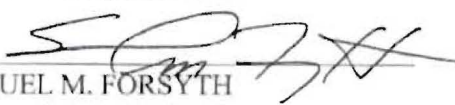
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Boulder County Assessor

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