

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68663
Petitioner: YAFFE CONSTRUCTION & DEVELOPMENT COMPANY - 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.: R0000285

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: \$892,800

(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 10th day of June 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



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 68663

Account Number: R0000285

STIPULATION (As To Tax Year 2015 Actual Value)

PAGE 1 OF 2

Yaffe Construction and Development Co.

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:
1648 Spruce St, Boulder CO

2. The subject property is classified as mixed use commercial improved.

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

Total Residential Class	\$ 640,000
Total Commercial Class	<u>\$ 523,700</u>
Total Value	\$ 1,163,700

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

Total Residential Class	\$ 640,000
Total Commercial Class	<u>\$ 523,700</u>
Total Value	\$ 1,163,700

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

Total Residential Class	\$ 640,000
Total Commercial Class	<u>\$ 523,700</u>
Total Value	\$ 1,163,700

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 Residential Class	\$ 492,800
Total Commercial Class	<u>\$ 400,000</u>
Total Value	\$ 892,800

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STIPULATION (As To Tax Year 2015 Actual Value)

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


Appropriate consideration was given to the sales comparison, income and cost approaches to value for the commercial portion of the subject property and the sales comparison approach to the residential portion of the subject property. Stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

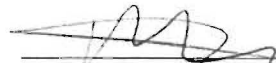
8. Hearing before the BAA has not yet been scheduled.

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.

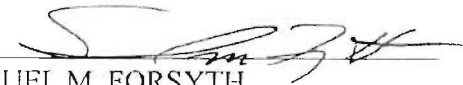
DATED this 2nd day of June, 2016.

David Yaffe
Yaffe Construction and Development
1480 Upland Avenue, Boulder CO

BY: 
Yaffe Constr. & Devel. Co.


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