

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 68713</b>
Petitioner: <b>WLM RETAIL TRUST -</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.: R0052141+1**

**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: \$5,400,000**

(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 4th day of August 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



Account Numbers: R0052141 and R0121395

STIPULATION (As To Tax Year 2015 Actual Value) PAGE 1 OF 2

WLM Retail Trust

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:

800 S Hover Street, Longmont

2. The subject property is classified as COMMERCIAL improved.

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

	R0052141	R0121395
Total	\$5,338,144	\$1,535,744

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

	R0052141	R0121395
Total	\$5,338,144	\$1,535,744

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

	R0052141	R0121395
Total	\$5,338,144	\$1,535,744

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

	R0052141	R0121395
Total	\$3,864,256	\$1,535,744

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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. The market approach was primarily used based on the longevity of the buildings vacancy.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, September 6<sup>th</sup>, 2016, at 8:30 am be vacated.

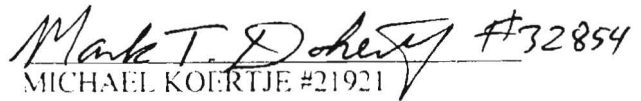
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 22nd day of July, 2016.

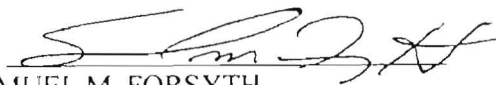


Petitioner, Agent, or Attorney

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