

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68799
Petitioner: OFC VENTURE LLC - v. Respondent: BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0088246
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 13/14 actual value of the subject property.

3. The parties agreed that the 13/14 actual value of the subject property should be reduced to:

Total Value: \$262,400
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 13/14 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 21st 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



2016 NOV 17 AM 9:06

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 68799

Account Number: R0088246

STIPULATION (As To Tax Years 2013 and 2014 Actual Value)

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OFC Venture LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner and Respondent hereby enter into this Abatement Stipulation regarding the tax years 2013 and 2014 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:

5330 Manhattan Circle Unit E, Boulder, CO

2. The subject property is classified as commercial improved.
3. The County Assessor assigned the following actual value to the subject property for tax years 2013 and 2014:

\$ 319,954

4. After a timely petition for abatement or refund of taxes to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

\$ 278,810

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax years 2013 and 2014 actual value for the subject property:

\$ 262,400

JCS

Docket Number: 68799
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STIPULATION (As To Tax Years 2013 and 2014 Actual Value)

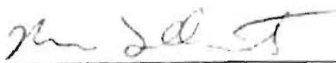
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6. Brief narrative as to why the reduction was made:

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

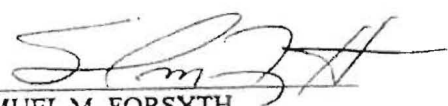
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, December 6th 2016, at 8:30 am be vacated.
8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 10th day of NOVEMBER, 2016:




Ross Schubert
President
Executive Legal Services and Lawyer's Assurance Group
5330 Manhattan Circle Unit E
303-223-7770
303-223-6102 Fax

JERRY ROBERTS
Boulder County Assessor



SAMUEL M. FORSYTH
Advanced Appeals Deputy
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844



MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190