

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69441</b>
Petitioner: <b>EMERALD INVESTMENTS I LLC -</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS</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.: R0034092**  
**Category: Abatement Appeal                      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: \$1,717,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

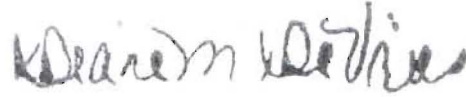
**ORDER:**

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 23rd day of February 2017.

**BOARD OF ASSESSMENT APPEALS**

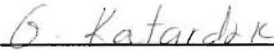


\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



\_\_\_\_\_  
Debra A. Baumbach



\_\_\_\_\_  
Gordana Katardzic



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 69441

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2017 FEB 22 AM 10:42

Account Number: R0034092

STIPULATION (As To Tax Year 2015 Actual Value)

PAGE 1 OF 2

Emerald Investments I LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

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:

4401 Broadway, Boulder, CO

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

\$2,209,400

\$2,209,400

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

\$2,209,400

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

\$1,717,000

Docket Number: 69441

Account Number: R0034092

STIPULATION (As To Tax Year 2015 Actual Value)

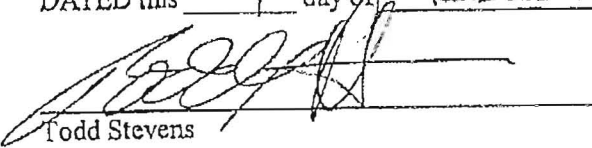
PAGE 2 OF 2


7. 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.

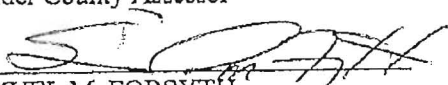
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 16, 2017, at 8:30 am be vacated.
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 7 day of February, 2017.

  
Todd Stevens  
Stevens & Associates  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
(303) 347-1878

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

CINDY BRADDOCK  
Boulder County Assessor

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