

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69938
Petitioner: EMERALD INVESTMENTS III 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.: R0088100+7
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$5,634,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

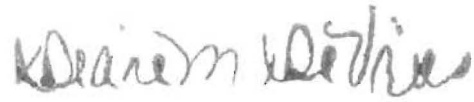
ORDER:

Respondent is ordered to reduce the 2016 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change his/her records accordingly.

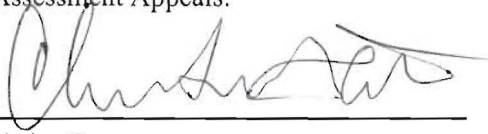
DATED AND MAILED this 7th day of July 2017.

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.



Christine Fontenot



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 69938

2017 JUL -6 PM 2:39

Account Number's: R0088100, R0088101, R0088102, R0088104, R0088105, R0088106, R0516026, R0516047

STIPULATION (As To Tax Year 2016 Actual Value)

PAGE 1 OF 3

Emerald Investments III LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner and Respondent hereby enter into this Abatement Stipulation regarding the tax year 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:
4850, 4860, 4864, 4870, 4876, 4884, 4890, and 4894 Sterling Drive, 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 year: 2016
\$6,367,900 - see attached addendum which by reference is a part of this agreement
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:
\$5,963,000 - see attached addendum which by reference is a part of this agreement
5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2016 actual value for the subject property:
\$5,634,000 - total value for all eight accounts, see attached addendum which by reference is a part of this agreement

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STIPULATION (As To Tax Year 2016 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.

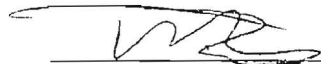
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 5, 2017, at 8:30 am be vacated.

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 6th day of July, 2017.



Patrick Sullivan
New Value LTD
PO Box 664
Evergreen, CO 80437
(303) 273-0138
(303) 956-0488



MICHAEL KOERTJE #21921
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CINDY BRADDOCK
Boulder County Assessor

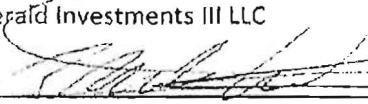
By: 
SAMUEL M. FORSYTH

Advanced Appeals Deputy
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-~~4844~~ 3688

AGENCY AUTHORIZATION

To All Parties:

The owner of record designates the assigned agent, Sullivan Valuation Services Group, LLC, its principal members (Patrick Sullivan), contractors, and agents, to act on behalf of the owner in matters pertaining to the review and administrative appeals of property valuation, property classification, clerical calculations and errors, to the assessor, county board of equalization, county arbitration, and board of assessment appeals.

Owner of Record: Emerald Investments III LLC
Signature: 
Name: Nader Ghadimi
Title: Member / Managing Member of LLC


Property:
Current Account: R0607957 (2017/2018 tax years)
Former Accounts: R0088100, R0088101, R0088102, R0088104, R0088105, R0088106, R0516047, R0516048, R0516026 (See Exhibit A for 2014 and 2016 account list)
Address: 4860 Sterling Drive, Boulder (4850 to 4894 Sterling Drive, Boulder)
Tax Years: 2014, 2015, 2016, + recent appraisal tax years 2017/2018

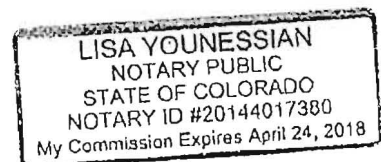
Correspondence:
Property Tax Agent: Patrick Sullivan, CMI
Sullivan Valuation Services Group, LLC Tel-(303) 273-0138
Mail: PO Box 664 Evergreen, CO 80437

Notary Public:

State of Colorado, County of Boulder.
The foregoing letter of authorization and signatory was acknowledged before me on 7th day of June, 2017.

Witness my hand and official seal.


Notary Signature: _____



Official Seal

Exhibit A

Emerald Investments III		Docket 69938			
2016 Actual Values and Tax					
Account	Address	2016 ActVal	2016p17 Tax	Mill	
R0088102	4870 Sterling Dr.	\$629,000	\$15,790.32	86.565	
R0088101	4864 Sterling Dr.	\$629,000	\$15,790.32	86.565	
R0088100	4860 Sterling Dr.	\$629,000	\$15,790.32	86.565	
R0088106	4894 Sterling Dr.	\$629,000	\$15,790.32	86.565	
R0088105	4890 Sterling Dr.	\$703,000	\$17,648.00	86.565	
R0088104	4884 Sterling Dr.	\$717,000	\$17,999.46	86.565	
R0516047	4876 Sterling Dr.	\$717,000	\$17,999.46	86.565	
R0516048	4896 Sterling Dr.	\$66,000	\$1,656.86	86.565	not appealed
R0516026	4850 Sterling Dr.	\$1,310,000	\$32,886.04	86.565	
Total		\$6,029,000	\$151,351.10		
	BAA docket	\$5,963,000			
			Docket 70051		
2014 Actual Values and Tax (calculated from treasurer mill levy 6/6/2017)					
Account	Address	2014 ActVal	2014p2015	Mill	
R0088102	4870 Sterling Dr.	\$529,400	\$13,199.56	85.976	
R0088101	4864 Sterling Dr.	\$547,300	\$13,645.86	85.976	
R0088100	4860 Sterling Dr.	\$547,300	\$13,645.86	85.976	
R0088106	4894 Sterling Dr.	\$546,400	\$13,623.42	85.976	
R0088105	4890 Sterling Dr.	\$612,200	\$15,264.00	85.976	
R0088104	4884 Sterling Dr.	\$633,200	\$15,787.60	85.976	
R0516047	4876 Sterling Dr.	\$655,300	\$16,338.62	85.976	
R0516048	4896 Sterling Dr.	\$60,800	\$1,515.92	85.976	
R0516026	4850 Sterling Dr.	\$1,104,400	\$27,536.04	85.976	
Total		\$5,236,300	\$130,556.88		
	BAA docket	\$5,236,500			
	variance	\$200			

Docket Number: 69938

Account Number's: R0088100, R0088101, R0088102, R0088104, R0088105, R0088106, R0516026, R0516047

STIPULATION (As To Tax Year 2016 Actual Value)

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BAA Docket #69938

Account Number	Property Description	2016 300C Value	2016 300C Total Value
R0088100	4860 STERLING DR	\$629,000.00	\$629,000.00
R0088101	4864 STERLING DR	\$629,000.00	\$629,000.00
R0088102	4870 STERLING DR	\$629,000.00	\$629,000.00
R0088104	4884 STERLING DR	\$717,000.00	\$717,000.00
R0088105	4890 STERLING DR	\$783,000.00	\$783,000.00
R0088106	4894 STERLING DR	\$629,000.00	\$629,000.00
R0516026	4850 STERLING DR	\$1,318,000.00	\$1,318,000.00
R0516047	4876 STERLING DR	\$717,000.00	\$717,000.00
Total Value		\$5,963,000.00	\$5,963,000.00

\$6,367,900

Petitioner's Initials PCS

Date 7/5/2017