

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70051</b>
Petitioner: <b>EMERALD INVESTMENTS III 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.: R0516048+8**  
**Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

**Total Value: \$5,195,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

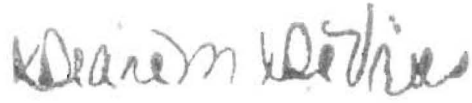
**ORDER:**

Respondent is ordered to reduce the 2014 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**

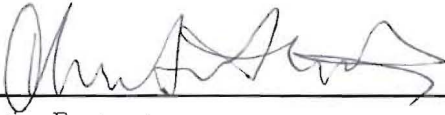


Diane M. DeVries



Debra A. Baumbach

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



Christine Fontenot



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 70051

2017 JUL -6 PM 2: 39

Account's: R0088100, R0088101, R0088102, R0088104, R0088105, R0088106, R0516026, R0516047, R0516048  
STIPULATION (As To Tax Year 2014 Actual Value) PAGE 1 OF 3

Emerald Investments III LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

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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, 4894, and 4896 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: 2014  
**\$5,236,300 - 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:  
**\$5,236,300 - 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 2014 actual value for the subject property:  
**\$5,195,000 – total value for all nine accounts, see attached addendum which by reference is a part of this agreement**

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Account's: R0088100, R0088101, R0088102, R0088104, R0088105, R0088106, R0516026, R0516047, R0516048

**STIPULATION (As To Tax Year 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 August 24, 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 6<sup>th</sup> day of July, 2017.

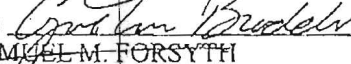


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CINDY BRADDOCK  
Boulder County Assessor

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

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**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


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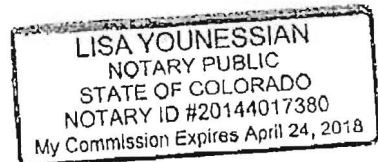
**Correspondence:**  
Property Tax Agent: Patrick Sullivan, CMI  
Sullivan Valuation Services Group, LLC Tel: (303) 273-0138  
Mail: PO Box 664 Evergreen, CO 80437

**Notary Public:**

State of Colorado, County of Boulder.  
The foregoing letter of authorization and signatory was acknowledged before me on 7<sup>th</sup> 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
<b>R0516048</b>	<b>4896 Sterling Dr.</b>	<b>\$66,000</b>	<b>\$1,656.86</b>	<b>86.565</b> 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: 70051

Account's: R0088100, R0088101, R0088102, R0088104, R0088105, R0088106, R0516026, R0516047, R0516048

STIPULATION (As To Tax Year 2014 Actual Value)

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BAA Docket #70051

Account #	Property	2014 BOC Value	2014 Estimated Value
R0088100	4860 STERLING DR	\$547,300.00	\$547,300.00
R0088101	4864 STERLING DR	\$547,300.00	\$547,300.00
R0088102	4870 STERLING DR	\$529,400.00	\$529,400.00
R0088104	4884 STERLING DR	\$633,200.00	\$633,200.00
R0088105	4890 STERLING DR	\$612,200.00	\$612,200.00
R0088106	4894 STERLING DR	\$545,400.00	\$545,400.00
R0516026	4850 STERLING DR	\$1,104,600.00	\$1,104,600.00
R0516047	4876 STERLING DR	\$653,300.00	\$653,300.00
R0516048	4896 STERLING DR	\$60,800.00	\$60,800.00
<b>Total Value</b>		<b>\$5,236,300.00</b>	<b>\$5,155,000.00</b>

\$5,236,300

Petitioner's Initials Pcs

Date 6/5/2017