

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71587
Petitioner: DALES INVESTMENTS LTD v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R0008014
Category: Valuation/Protest Appeal Property Type: Commercial

2. Petitioner is protesting the 2017 actual value of the subject property.

3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$6,800,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 3rd day of April 2018.

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

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 71587

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2017 Actual Value) PAGE 1 OF 2

DALES INVESTMENTS LTD

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:

1790 30TH Street, Boulder, CO

2. The subject property is classified as Commercial - Office use.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

Total \$7,980,000

4. The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2017:

Total \$7,980,000

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

Total \$7,980,000

6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2017 actual value for the subject property:

Total \$6,800,000

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STIPULATION (As To Tax Year 2017 Actual Value)

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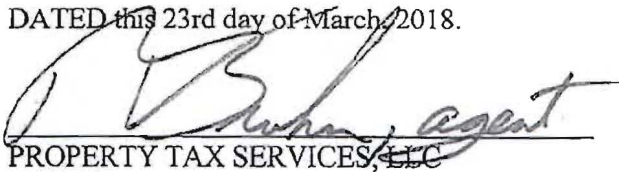
7. Brief narrative as to why the reduction was made:

Appropriate consideration was given to the sales comparison, income and cost approaches to value. This stipulation takes into account the property's below market lease rates and appropriate adjustments to timely, proximate, and similarly situated comparable sales. Adjustments were made to the subject property for modified gross leases vs net leases and net lease area.

8. This hearing set for April 30th, 2018 shall 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 23rd day of March, 2018.



PROPERTY TAX SERVICES, LLC

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By
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