

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71787</b>
Petitioner: <b>LOOKOUT LLC ET AL PINE STREET REYNOLDS LLC ET AL</b>  v. Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0003011**  
**Category: Valuation/Protest Appeal      Property Type: Mixed Use**
  
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: \$2,166,000**  
 (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 5th day of June 2018.

BOARD OF ASSESSMENT APPEALS

*Diane M. DeVries*

Diane M. DeVries

*Debra A. Baumbach*

Debra A. Baumbach

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

*Danielle Williams*

Danielle Williams



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 71787

STATE OF COLORADO  
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Account Number: R0003011

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 1 OF 2

LOOKOUT LLC ET AL PINE STREET REYNOLDS LLC ET AL

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:

1350 Pine St, Boulder, CO

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

Total: \$2,840,000      Residential: \$1,100,000      Commercial: \$1,740,000

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

Total: \$2,840,000      Residential: \$1,100,000      Commercial: \$1,740,000

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

Total: \$2,840,000      Residential: \$1,100,000      Commercial: \$1,740,000

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

Total: \$2,166,000      Residential: \$950,000      Commercial: \$1,216,000

Docket Number: 71787

Account Number: R0003011

STIPULATION (As To Tax Year 2017 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. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales. Additionally, the property's mixed-use value allocation has been modified based on market data.

8. The hearing set for June 20<sup>th</sup>, 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 29<sup>th</sup> day of May, 2018.

*M Van Donselaar*

Michael Van Donselaar  
Duff & Phelps  
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Denver, CO 80202  
Telephone (303) 749-9034

DocuSigned by:

*Michael Koertje* May 31, 2018

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MICHAEL KOERTJE #21921

Assistant County Attorney

P. O. Box 471

Boulder, CO 80306-0471

Telephone (303) 441-3190

DocuSigned by:

By: *Cynthia Braddock* May 30, 2018

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CYNTHIA BRADDOCK

Boulder County Assessor

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