

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72044
Petitioner: STATE MERCANTILE LLC 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.: R0019806
 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: \$2,800,000
 (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 12th day of April 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.

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 72044

2010 APR -3 PM 12:55

Account Number: R0019806

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 1 OF 2

State Mercantile LLC

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:

801 Main Street, Louisville, CO 80027

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 2017:

Total \$2,897,620

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

Total \$2,897,620

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

Total \$2,897,620

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 \$2,800,000

Docket Number: 72044

Account Number: R0019806

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 2 OF 2

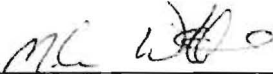
7. Brief narrative as to why the reduction was made:

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.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 22, 2018, 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 3rd day of April, 2018.



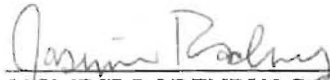
1st Net Real Estate Services, Inc

Mike Walter

3333 S. Wadsworth Blvd., Suite 105

Lakewood, CO 80227

720-962-5750



JASMINE RODENBURG #51194

Assistant County Attorney

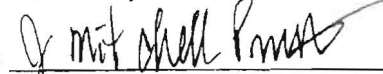
P. O. Box 471

Boulder, CO 80306-0471

Telephone (303) 441-3190

CYNTHIA BRADDOCK

Boulder County Assessor

By: 

J Pruet

Chief Deputy Assessor

P. O. Box 471

Boulder, CO 80306-0471

Telephone: (303) 441-3521