

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72671
Petitioner: 1135 11TH ST 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.: R0004382
Category: Valuation/Protest Appeal Property Type: Residential
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: \$5,000,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

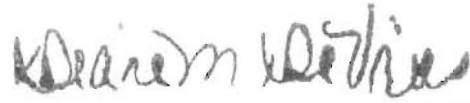
ORDER:

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 28th day of March 2018.

BOARD OF ASSESSMENT APPEALS

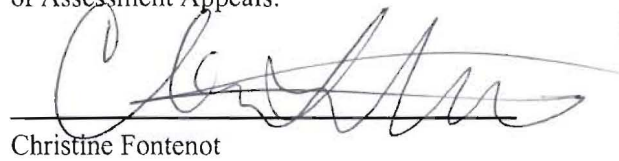


Diane M. DeVries

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



Debra A. Baumbach



Christine Fontenot

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 72671

Account Number: R0004382

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 1 OF 2

1135 11th Street, 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:

1135 11th Street Units 1-8, Boulder, CO AKA Lots 28-29 University Terrace, Boulder CO

2. The subject property is classified as residential improved, and is an eight-unit, 34 bedroom, apartment building in the University Hill neighborhood of Boulder, CO which was extensively remodeled in 2009.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2017:

Total \$5,406,000

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

Total \$5,406,000

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

Total \$5,406,000

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 \$5,000,000

Docket Number: 72671

Account Number: R0004382

STIPULATION (As To Tax Year 2017 Actual Value)

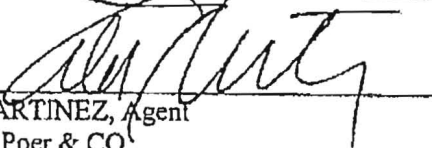
PAGE 2 OF 2

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


Appropriate consideration was given to the sales comparison approach, along with an analysis of the applicable comparable sales. 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, April 11th 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 19th day of March, 2018

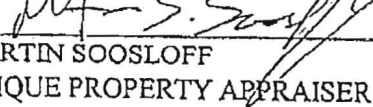


ALEX MARTINEZ, Agent
Marvin F. Poer & CO.
1099 18th Street, Suite 2600
Denver, CO 80202
303-590-9151



MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

CYNTHIA BRADDOCK
Boulder County Assessor

By: 

MARTIN SOOSLOFF
UNIQUE PROPERTY APPRAISER
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4887