

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 72683</b>
Petitioner: <b>1107 12TH LLC</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.: R0002913**  
**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:      \$9,000,000**  
 (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 18th day of May 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

*Gordana Katardzic*

\_\_\_\_\_  
Gordana Katardzic



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 72683

BOARD OF ASSESSMENT APPEALS  
2010 MAY 14 AM 8:30

Account Number: R0002913

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

1107 12<sup>th</sup> LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:

1107 12<sup>th</sup> Street, Boulder, CO 80302

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

Total                      \$9,461,000

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

Total                      \$9,461,000

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

Total                      \$9,461,000

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                      \$9,000,000

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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 and analysis was given to the sales comparison approach 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, June 5<sup>th</sup>, 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

DocuSigned by:

*Alex Martinez*

May 11, 2018

ALEX MARTINEZ, Agent  
Marvin F. Poer and Company  
1099 18<sup>th</sup> Street, Suite 2600  
Denver, CO 80202  
303-590-9151

DocuSigned by:

*Michael Koertje*

May 11, 2018

MICHAEL KOERTJE #21921  
Assistant County Attorney  
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Boulder, CO 80306-0471  
Telephone (303) 441-3190

CYNTHIA BRADDOCK  
Boulder County Assessor

DocuSigned by:

By *Martin Soosloff*

May 11, 2018

MARTIN S. SOOSLOFF  
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