

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73088</b>
Petitioner: <b>2475 BROADWAY 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.: R0000797**  
**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:      \$1,335,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

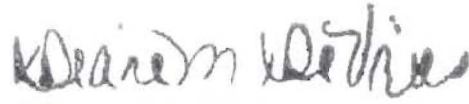
**ORDER:**

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 8th day of June 2018.

**BOARD OF ASSESSMENT APPEALS**

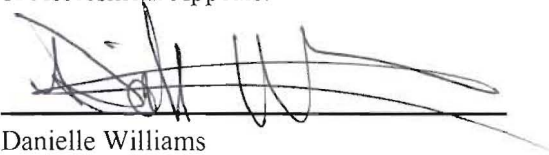


\_\_\_\_\_  
Diane M. DeVries



\_\_\_\_\_  
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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 73088**

STATE OF COLORADO  
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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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2475 BROADWAY 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:

**2475 BROADWAY BOULDER, CO**

2. The subject property is classified as COMMERCIAL IMPROVED - OFFICE
3. After a timely appeal and further review and negotiations, the parties stipulate and agree that the actual value of the subject property should be changed as follows for the above-described tax year.
4. Petitioner agrees that absent an unusual condition this corrected value is intended to be the value for both years of the appraisal cycle per C.R.S 39-1-104 (10.2). Absent statutory exceptions or an unusual condition in 2018, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0000797 for the reassessment cycle at issue here. As result of this Stipulation, Petitioner waives the right to file a protest or otherwise further appeal the valuation for the 2017 and 2018 reassessment cycle.

**BOE VALUE \$1,515,000**

**NEW VALUE \$1,335,000**

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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. Stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

6. This hearing set for June 26, 2018 shall be vacated.

By: DocuSigned by:  
Todd Stevens June 5, 2018  
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TODD J. STEVENS  
STEVENS & ASSOCIATES  
9635 MAROON CIR STE 450  
ENGLEWOOD, CO 80112  
Telephone (303)347-1878

By: DocuSigned by:  
Michael Koertje June 5, 2018  
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MICHAEL KOERTJE #21921  
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Telephone (303) 441-3190

CYNTHIA BRADDOCK  
Boulder County Assessor

By: DocuSigned by:  
Matthew Douglas Wright June 5, 2018  
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Doug Wright  
Commercial Appraiser  
P.O. Box 471  
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