

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203           | <b>Docket Number: 73097</b> |
| Petitioner:<br><b>1007 WALNUT STREET LIMITED LIABILITY</b><br>v.<br>Respondent:<br><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.: R0515023+2**  
**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: \$7,762,000**  
(Reference Attached Stipulation)

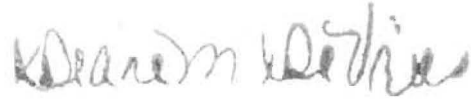
4. The Board concurs with the Stipulation.

**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 26th 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.



\_\_\_\_\_  
Yesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 73097

Account Numbers: R0515023, R0515024, and R0515025

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 1 OF 3

1007 WALNUT STREET LIMITED LIABILITY

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

2018 MAR 20 PM 4:18  
BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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:

R0515023 – 1011 Walnut Street – Unit 200, Boulder, CO 80302  
R0515024 – 1011 Walnut Street – Unit 300, Boulder, CO 80302  
R0515025 – 1011 Walnut Street – Unit 400, Boulder, CO 80302

2. The subject property is classified as commercial - office condominiums.

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 #'s R0515023, R0515024, and R0515025 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.

Docket Number: 73097

Account Numbers: R0515023, R0515024, and R0515025

**STIPULATION (As To Tax Year 2017 Actual Value)**

PAGE 2 OF 3

**BOE VALUE:**

R0515023 – 1011 Walnut St. Unit 200 - \$3,005,000

R0515024 – 1011 Walnut St. Unit 300 - \$2,759,000

R0515025 – 1011 Walnut St. Unit 400 - \$2,238,000

**Total BOE Value - \$8,002,000**

**NEW VALUE:**

R0515023 – 1011 Walnut St. Unit 200 - \$2,914,900

R0515024 – 1011 Walnut St. Unit 300 - \$2,676,300

R0515025 – 1011 Walnut St. Unit 400 - \$2,170,800

**Total New Value - \$7,762,000**

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 July 11, 2018 shall be vacated.

Docket Number: 73097

Account Numbers: ~~R0515023~~, R0515024, and R0515025

STIPULATION (As To Tax Year 2017 Actual Value)

PAGE 3 OF 3

DocuSigned by:  
By Todd Stevens June 20, 2018  
D6790DE7CC2D405...

Todd Stevens  
Stevens & Associates  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
(303) 347-1878

DocuSigned by:  
Michael A. Koertje June 20, 2018  
9E72CB69ACC54EF...

MICHAEL KOERTJE #21921  
JASMINE RODENBURG #51194  
Assistant County Attorney  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3190

CYNTHIA BRADDOCK  
Boulder County Assessor

DocuSigned by:  
By Gary Myco June 20, 2018  
8D52E24D2EFC439

GARY MYCO  
Appraisal Deputy Assessor  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone: (303) 441-3530