

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74027
Petitioner: RIVERSIDE HOLDINGS LTD v. Respondent: BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0009135
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 15-16 actual value of the subject property.
3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:

Total Value: \$2,025,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 15-16 actual value of the subject property, as set forth above.

 The Boulder County Assessor is directed to change his/her records accordingly.

DATED this 28th day of March 2019.

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.

Yesenia Araujo

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 74027**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2019 MAR 28 AM 9:46

Docket Number: 74027
Account Number: R0009135

BOARD OF ASSESSMENT APPEALS STIPULATION

Page 1 of 2

RIVERSIDE HOLDINGS LTD

Petitioner.

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS,
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:

1724 BROADWAY, BOULDER, CO

2. The subject property is classified as COMMERCIAL - OFFICES-IMPROVEMENTS
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.

~~ABATEMENT VALUE: \$2,150,000~~

~~NEW VALUE: \$2,025,000~~

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 2016, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0009135 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 2015 and 2016 reassessment cycle.

Docket Number: 74027
Account Number: R0009135

BOARD OF ASSESSMENT APPEALS STIPULATION

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 April 11, 2019 shall be vacated.

By: DocuSigned by:
TODD STEVENS March 25, 2019
5BDAF58C5ED0432...

TODD J. STEVENS
STEVENS & ASSOCIATES
9635 MAROON CIR STE 450
ENGLEWOOD, CO 80112
Telephone (303)347-1878

By: DocuSigned by:
DAVID HUGHES March 26, 2019
0E58B50C480F453...

DAVID HUGHES #24425
Deputy County Attorney
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

CYNTHIA BRADDOCK
Boulder County Assessor

By: DocuSigned by:
DOUG WRIGHT March 25, 2019
B5E9AD1C9E074FC...

Doug Wright
Commercial Appraiser
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3530