

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74035
Petitioner: SALA LLC 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.: R0606239+1
 Category: Abatement Appeal **Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$8,134,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

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

DATED this 3rd day of May 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: 74035

STATE OF COLORADO
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2019 MAY -2 PM 4:39

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Account Numbers: R0606239 & R0606240

BOARD OF ASSESSMENT APPEALS STIPULATION

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SALA LLC
Petitioner.

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISIONERS,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject properties, 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:

R0606239 - 2601 CANYON BLVD BOULDER, CO
R0606240 - 2701 CANYON BLVD BOULDER, CO

2. The subject properties are classified as COMMERCIAL - COMMERCIAL CONDOMINIUM

3. After a timely appeal and further review and negotiations, the parties stipulate and agree that the actual value of the subject properties should bechanged as follows for the above-described tax year.

R0606239 - BOE VALUE \$6,365,000	NEW VALUE \$5,337,200
R0606240 - BOE VALUE \$3,335,000	NEW VALUE \$2,796,800
TOTAL - BOE VALUE \$9,700,000	NEW VALUE \$8,134,000

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

Appropriate consideration was given to the sales comparison, income and cost approaches 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.

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5. This hearing set for June 5, 2019 shall be vacated.

By: Kendra Goldstein April 24, 2019

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By: Michael Koertje April 25, 2019

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CYNTHIA BRADDOCK
Boulder County Assessor

By: Gary Myco April 25, 2019

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