



DATED this 25th 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: 74040**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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Docket Number: 74040  
Account Number: R0000155

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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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C F H INVESTMENTS III LLC  
Petitioner.

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS,  
Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2015 and 2016 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:

**2770 PEARL ST BOULDER, CO**

2. The subject property is classified as **COMMERCIAL - MERCHANDISING 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.

**BOCC VALUE \$2,334,000**

**NEW VALUE \$2,003,800**

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 # R0000155 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.



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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. This 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 17, 2019 shall be vacated.

By: DocuSigned by:  
*Kendra Goldstein* March 15, 2019  
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KENDRA L GOLDSTEIN  
STERLING PROPERTY TAX SPECIALISTS INC  
950 S CHERRY ST STE 320  
DENVER, CO 80246  
Telephone (303)757-8865

By: DocuSigned by:  
*David Hughes* March 15, 2019  
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DAVID HUGHES #24425  
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CYNTHIA BRADDOCK  
Boulder County Assessor

By: DocuSigned by:  
*Cynthia Braddock* March 15, 2019  
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