

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75271
Petitioner: 701 ARAPAHOE LLC v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION	
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.: R0009048
 Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$6,400,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 15th day of April 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: 75271

STATE OF COLORADO
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Account Number: R0009048

STIPULATION (As To Tax Year 2018 Actual Value)

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701 Arapahoe LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:
701 Arapahoe Avenue, Boulder, CO 80302 (R0009048)
ALL UNITS & GENERAL COMMON ELEMENTS 701 ARAPAHOE
CONDOS (THE) AKA LOTS 1 2 3 BLK 2 WILLOW PARK
2. The subject property is a 29 unit Apartment building.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2018:

Total	\$6,889,000
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4. The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2018:

Total	\$6,889,000
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5. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total	\$6,889,000
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6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2018 actual value for the subject property:

Total	\$6,400,000
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STIPULATION (As to Tax Year 2018 Actual Value)

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

Appropriate consideration was given to the sales comparison approach 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.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, June 3rd, 2019, at 8:30 am be vacated.

9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

By: DocuSigned by: David Suden April 15, 2019
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By: DocuSigned by: Michael A. Koertje April 15, 2019
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CYNTHIA BRADDOCK
Boulder County Assessor

By: DocuSigned by: Martin Soosloff April 15, 2019
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