

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77959
Petitioner: KOELBEL/BOULDER 29TH STREET LLC ET AL 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.: R0004775+1
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$13,420,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 24th day of July 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Gordana Katardzic

Gordana Katardzic



STATE OF COLORADO
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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 77959

Docket Number: 77959
Account Number: R0004775-
R0009103

STIPULATION

Page 1 of 2

KOELBEL/BOULDER 29TH STREET LLC ET AL

Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

2810 & 2850 29TH ST BOULDER, CO

2. The subject property is classified as APARTMENT - MULTI-UNITS (9+) 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.

R0004775	BOE VALUE \$8,000,000	NEW VALUE \$7,040,000
R0009103	BOE VALUE \$7,250,000	NEW VALUE \$6,380,000

4. Petitioner agrees that absent an unusual condition, these corrected values are intended to be the value for both years of the appraisal cycle for each account number per C.R.S 39-1-104 (10.2). Absent statutory exceptions or an unusual condition in 2020, the parties agree that these valuations are for purposes of determining a correct level of value for account # R0004775 & R0009103 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 valuations for the 2019 and 2020 reassessment cycle.

Docket Number: 77959
Account Number: R0004775+1

STIPULATION

Page 2 of 2

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

Appropriate consideration was given to the market approach to value. The stipulated value takes into account the subject's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

6. This hearing set for July 9, 2020 shall be vacated.

By: Kimberly Bruetsch June 12, 2020

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By: Olivia D. Lucas June 12, 2020

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CYNTHIA BRADDOCK
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By: Sara M Thorpe June 12, 2020

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