

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78769
Petitioner: WALNUT COURT LIMITED LIABILITY CO 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.: R0082998+1
Category: Valuation/Protest Appeal Property Type: Commercial
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: \$3,610,000
(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 14th day of December 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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 78769**

Docket Number: 78769
Account Number: R0082998 and R0082999

STIPULATION

WALNUT COURT LIMITED LIABILITY CO
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 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 properties subject to this Stipulation is described as follows:

R0082998 1002 WALNUT ST 201A & R0082999 1002 WALNUT ST 201B 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 be changed as follows for the above-described tax year.

<u>R0082998 - BOE VALUE \$1,572,000</u>	<u>R0082998 -NEW VALUE \$1,510,000</u>
<u>R0082999 - BOE VALUE \$2,238,000</u>	<u>R0082999 - NEW VALUE \$2,100,000</u>

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 2020, the parties agree that this valuation is for purposes of determining a correct level of value for account #'s R0082998 & R0082999 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 2019 and 2020 reassessment cycle.

Docket Number: 78769
Account Number: R0082998 and R0082999

STIPULATION

Page 2 of 2

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 January 27, 2021 shall be vacated.

By: Todd J. Stevens December 14, 2020

STEVENS & ASSOCIATES INC
TODD STEVENS
10303 E DRY CREEK RD STE 240
ENGLEWOOD, CO 80112
Telephone (720)500-1081

By: Olivia D. Lucas December 14, 2020

MICHAEL KOERTJE #21921
OLIVIA LUCAS #36114
Assistant County Attorney
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

CYNTHIA BRADDOCK
Boulder County Assessor

By: Brian Floyd December 14, 2020

Brian Floyd
Commercial Appraisal Supervisor
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3530