

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79349
Petitioner: 1102 PEARL LTD 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.: R0009336
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 17-19 actual value of the subject property.

3. The parties agreed that the 17-19 actual value of the subject property should be reduced to:

Total Value: \$2,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 17-19 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 January 2021.

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: 79349**

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STIPULATION

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1102 PEARL LTD
Petitioner.
vs.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017, 2018, & 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:

1102 PEARL ST BOULDER, CO

2. The subject property is classified as - COMMERCIAL
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 years.

2017/2018 - ACTUAL VALUE: \$2,271,600

2017/2018 – NO CHANGE: \$2,271,600

2019 - ACTUAL VALUE: \$2,324,000

2019 -NEW VALUE: \$2,000,000

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4. 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.

5. This hearing set for February 24, 2021 shall be vacated.

By: Todd J. Stevens January 13, 2021

STEVENS & ASSOCIATES INC
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By: Michael A. Koertje January 13, 2021

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CYNTHIA BRADDOCK
Boulder County Assessor

By: Cynthia Braddock January 13, 2021

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