

PETITION FOR ABATEMENT OR REFUND OF TAXES



RECEIVED

May 4, 2022

Appeals Coordinator

County: BOULDER

Date Received _____
(Use Assessor's or Commissioner's Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 05 / 01 / 2022
Month Day Year

Petitioner's Name: M. ELIZABETH HAYWARD

Petitioner's Mailing Address: P.O. Box 17215

BOULDER CO 80308
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>146330302006</u> <u>R0066623</u>	<u>2305 13th STREET</u> <u>S. 100 FT LOTS 10-12 BLK 174 BOULDER</u> <u>OT 2. IMPS</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2020 and 2021 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

- ① 2 BED 1 BA
- ⑤ 1 BED 1 BA
- ⑦ STUDIOS. 1 BA
- INCORRECT UNITS.

Petitioner's estimate of value: \$ 1,500,000 (2020) and \$ 2,100,000 (2021) Settled by Assessor
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

M. Elizabeth Hayward
Petitioner's Signature Daytime Phone Number (720) 836-2343
Email _____

By Donna Schaefer
Agent's Signature Daytime Phone Number (303) 875-6310
Email _____

Printed Name: DONNA SCHAEFER Email donnahs@rocketmail.com

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature

Date

Assessor's or Deputy Assessor's Signature

Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (~~being present~~ **not present**) and Name

Petitioner _____ (~~being present~~ **not present**), and WHEREAS, the said Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (~~agrees~~ **does not agree**) with the recommendation of the Assessor and the petition be (~~approved~~ **approved in part** ~~denied~~) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____, _____.

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

Approved Approved in part \$ _____ Denied for the following reason(s):

Secretary's Signature

Property Tax Administrator's Signature

Date

~~653 \$/sq'~~
~~795 \$/sq'~~
 MEDIAN

Ask an Agent



Address

Estimate

Address	Area	Estimate
This Home: 2305 13th St .33 ACRE	5355 sq'	N/A ^{2022 7} \$3,553,935
2319 13th St, Boulder, CO 80304	1861 sq'	\$2,044,400
2325 13th St, Boulder, CO 80304	3009 sq'	\$2,338,300
1302 Mapleton Ave, Boulder, CO 80304 TAXES \$17K	4407 sq'	\$2,752,200 \$625/sq'
1305 Pine St, Boulder, CO 80302 TAXES \$16K	4393 sq'	\$3,110,600 \$708/sq'
1125 Mapleton Ave, Boulder, CO 80304	2181 sq'	\$1,991,900
1319 Pine St, Boulder, CO 80302	2530 sq'	\$1,714,000
1327 Pine St Apt 4, Boulder, CO 80302	1350 sq'	\$758,900
1327 Pine St Apt 1, Boulder, CO 80302	1314 sq'	\$882,000
1327 Pine St Apt 2, Boulder, CO 80302	1350 sq'	\$845,500
1133 Mapleton Ave, Boulder, CO 80304	2937 sq'	\$1,690,000
1117 Mapleton Ave, Boulder, CO 80304	2478 sq'	\$2,125,800
1241 High St, Boulder, CO 80304	5166 sq'	\$3,400,000 \$658/sq'
1245 High St, Boulder, CO 80304	1703 sq'	\$1,245,300

SEE LESS ^

Appeal 2305 13th St prop taxes Acct#0066623

2 messages

Donna Schaefer <haywardarms@gmail.com>
To: assessor@bouldercounty.org

Thu, Mar 17, 2022 at 9:51 AM

Dear Assessor,

Account # R0066623. The property at 2305 13th Street, Boulder, CO 80304 has been assessed a \$9,879.38 increase in taxes for a total of \$29,285.06. The letter enclosed with our property tax notice indicated a 7.15% increase for residential and a 29% increase for commercial. Our property is not commercial – people live there. Our increase of \$10K is exponentially above either of those percentages. As in triple over! This indicates there's been an error.

Our neighbors up and down our side of the block on 13th Street all pay property taxes in the \$10K range, but our property taxes are almost three times bigger? That also indicates an error.

The closest comparison property, at 1039 Mapleton Ave, is paying \$11K with a larger lot and better views! That's one third less than ours, which again, indicates there's just an error that needs to be fixed on our property taxes.

Our other two Boulder properties only received increases of \$700 each. Another obvious indication there's been a mistake on the property tax assessment for 2305 13th St, and we'd like to get it corrected.

We will have to hike the rents in every unit from \$2 to \$4 per square foot to adjust for this latest increase of \$10K. Which goes against the City of Boulder's Low Income Housing mantra. One we've been honoring since 1969 when we purchased this property. Can you afford to pay a double rent or doubled mortgage every month? The property will become an eyesore because we'll be using every spare penny to pay our taxes.

Again, the property taxes for 2305 13th St, Acct#R0066623, aren't being calculated correctly and we respectfully request this be fixed and returned to a realistic and manageable level.

With deepest gratitude, thank you for considering our request.

Beth Hayward
Owner
2305 13th St
Boulder, CO 80304
Acct#0066623

Donna Schaefer (daughter and 'agent' on behalf of Beth Hayward)
Hayward Arms, LLC
PO Box 17215
Boulder, CO 80308
303-875-6310

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Hayward Arms, LLC
P.O. Box 17215
Boulder, CO 80308
303-875-6310

 **FightPropTaxIncr.docx**

15K

Hello,

Unfortunately, we can not accept your email as an appeal. To have your 2021 value reviewed, you need to submit an abatement. Please see the attached form and send it back to this email address. In May, you can appeal your 2022 value. We will be accepting appeals from May 1 to June 1. We will have appeal forms and instructions available on our website in May.

<https://www.bouldercounty.org/property-and-land/assessor/appeals/abatement/>

Kate Malazdra

Boulder County Assessor's Office

720-647-7098

Office Hours: Monday-Thursday 6:00AM-4:30PM

kmalazdra@bouldercounty.org

Website: www.bouldercountyassessor.org

PO Box 471 or 1325 Pearl St. 2nd floor

Boulder, CO 80302

[Quoted text hidden]

 **ar-abate-one-year.pdf**
119K



Ask an agent!

Property History



Tax History

Year	Taxes	Total assessments
2020	\$19,406	\$222,938
2019	\$19,109	\$222,938
2018	\$17,285	\$199,368
2017	\$16,744	\$199,368
2016	\$16,098	\$185,962
2015	\$15,244	\$185,962
2014	\$15,227	\$177,110
2013	✖ \$14,892	✖ \$177,110
2012	✖ \$8,142	✖ \$97,192
2011	\$8,070	\$97,192
2010	\$7,855	\$97,192
2009	\$7,335	-
2008	\$6,440	\$87,560

SEE LESS 



Feb 27th 2022,
to Boulder county property tax assessors office

I live at 2305 13th street, Boulder Colorado. My landlord tells me my rent may go up \$100 (15%) due to a big hike in property tax.

Allow me to say this. My wife and I are senior citizens and live on social security. Our landlords are good folks and keep everyone's rent quite low allowing for a good mix of residents in a city that is quickly becoming unaffordable to the average person. It would certainly affect my wife and I who are already struggling with inflation that our social security COLA is not covering.

You should also be aware that apart from us there are many other people who I live at 2305 13th street that live on the margins of society. Other seniors. BIPOC people and young people just starting out in life. This mix of people living downtown definitely adds to the mix of a diverse population you see around Boulder.

By raising taxes these are the very people you will be driving out of our wonderful town meaning that only upwardly mobile rich people will be seen around Boulder. I do not think that in these times we should be hurting citizens of advanced age, color or ability to pay higher prices unless you wish to see a less diverse mix of citizens in town which I do not believe city officials would knowingly want to promote so I would ask you to reconsider you property tax hike on this particular building because the owners are working hard to keep renters that reflect a broader base of citizens in the community

There are many other multi million dollar houses/businesses in Boulder whose residents businesses can afford the hike without it altering their lives The lives of the residents at 2305 13th street will change if if they want to stay and it will hit them harder as a percentage of their income meaning their lives will change for the worse.

I do not believe the progressive nature of the City of Boulder wants to see their marginalized residents suffer or be driven out due to taxation.

Keep Boulder an inclusive community.

Thank you
Stephen & Jennifer Sinclair

March 6, 2022

To: Boulder County Assessors:

I have rented an affordable, safe, well maintained studio apartment from the Hayward family since 1978. I have lived at 2305 13th St #10 for 44 years. The Hayward's willingness to offer me a stable, secure (utilities included) affordable home has been the anchor of my life in Boulder.

I arrived in Boulder in 1972 to attend graduate school at CU Boulder. I received my MFA in Ceramics in 1975. Since then I have maintained both a living space and a separate working studio.

2305 13th St is a Victorian treasure located in the historic downtown district of Boulder. The house is home to teachers, visual artists, a newly minted PhD, a contractor who can build or fix just about anything, students, a cook, retired CU and BVSD employees and an employee of a solar panel company. Five of the thirteen units are occupied by long-term renters, all having lived at the house between one and four decades.

Affordable housing is a precious and limited commodity in Boulder County. Unfortunately, it is becoming less and less possible for private, individually owned rental units to remain affordable.

The cost of utilities, insurance, upkeep and City of Boulder rental licenses have all increased. As of this year, each rental unit is taxed \$75 annually to cover evicted renters's legal fees. Also, property taxes have increased dramatically.

The Haywards (as all Boulder property owners) have no control over the sharp rise in property values in Boulder. There are measures in place to reduce property taxes for seniors who have lived in their own homes for at least ten years. However, there are no measures in place to reduce property taxes for privately owned affordable housing, ensuring that units have the possibility of remaining affordable. There are no measures to protect seniors who are long-term renters from the exponential rise in property taxes and subsequent considerable rent increases.

If the City and County of Boulder and the Boulder County Assessors support the idea and reality of affordable, privately owned housing in Boulder, they must act. I am asking you to please reduce the sizable increase in property taxes on the Hayward family's properties.

Thank you.
Sincerely,

Carol Kliger
2305 13th St. Apartment 10
Boulder CO 80304
carol.kliger@gmail.com

I hope this helps. sorry it's so late

Isha Lucas <isha.lucas@gmail.com>

Thu, Mar 10, 2022 at 4:31 PM

To: Donna - Hayward Arms Manager <haywardarms@gmail.com>

Dear Donna, please let me know if you would like me to change anything. Thanks you!

I am a resident of Boulder, living at 2305 13th Street and I am writing to appeal to your humanity. I have had the opportunity to call my apartment my home since October of 2012 and I have been grateful for this. I am not your typical resident, I am a woman of color currently of meager means. I mention this because the stress that a rent increase would cause, due to an increase in taxes, would be catastrophic for me. I would no longer be able to afford housing in Boulder, which has been my home since 2008. Along with my financial difficulties, I am a woman of color. I believe my presence here is beneficial as it creates diversity. Furthermore, the community at the house where I live, is a beautiful mix of people learning to live together in harmony. I think this is important and should be protected. Please consider these things when considering the impact of an increase in taxes. It would cause great stress not only to me, but also to my very dear neighbors. Such stress may cause many of us to leave our home and leave our town.

Thank you for your consideration,

Isha Lucas



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account	Parcel Number	Receipt Date	Receipt Number
R0066623	146330302006	Apr 22, 2019	2019-04-22-AS-13777

HAYWARD RICHARD L & M ELIZABETH
 1750 LOMBARDY DR
 BOULDER, CO 80304-1542

Situs Address
 2305 13TH ST BOULDER 80304

Payor
 RICHARD L HAYWARD
 M ELIZABETH HAYWARD
 1750 LOMBARDY DR
 BOULDER, CO 80304-1542

Legal Description

S 100 FT LOTS 10-12 BLK 174 BOULDER O T 2 IMPS

Property Code	Actual	Assessed	Year	Area	Mill Levy
1125 - multi-units (9 & up) land - 1125	765,000	55,080	2018	000010	86.7
1225 - multi-units (9 & up) improvements - 1225	2,004,000	144,288	2018	000010	86.7

Payments Received

Check \$17,285.20
 Check Number 1870

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2018	Tax	\$17,285.20	\$0.00	\$17,285.20	\$0.00
				\$17,285.20	\$0.00
Balance Due as of Apr 22, 2019					\$0.00

All payments made by check are subject to final bank clearance.



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account	Parcel Number	Receipt Date	Receipt Number
R0066623	146330302006	Apr 4, 2014	2014-04-04-LC-34816

HAYWARD RICHARD L ET AL
 1750 LOMBARDY DR
 BOULDER, CO 80304-1542

Situs Address

2305 13TH ST BOULDER 80304 BOULDER

Payor

HAYWARD RICHARD L ET AL
 1750 LOMBARDY DR
 BOULDER, CO 80304-1542

Legal Description

S 100 FT LOTS 10-12 BLK 174 BOULDER O T 2 IMPS

Property Code

	Actual	Assessed	Year	Area	Mill Levy
1125 - multi-units (9 & up) land - 1125	871,000	69,332	2013	000010	84.081
1225 - multi-units (9 & up) improvements - 1225	1,354,000	107,778	2013	000010	84.081

Payments Received

Check Multi-Account Payment
 Check Number 265
 Payor RICHARD L & M ELIZABETH HAYWARD

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2013	Tax	\$14,891.58	\$0.00	\$14,891.58	\$0.00
				\$14,891.58	\$0.00
Balance Due as of Apr 4, 2014					\$0.00

All payments made by check are subject to final bank clearance.

BOULDER COUNTY TREASURER

PROPERTY TAX RECEIPT

Account: R0066623 Receipt Date: 21-MAR-2013 Page: 1
Parcel Nb: 14-633-03-020-06- Receipt No: 9206 TransNo: 81130321160842

Owner Name and Address Information

Property Location

HAYWARD RICHARD L ET AL
1750 LOMBARDY DR

2305 13TH BOULDER 80304

BOULDER CO 80304-1542

Legal Description

S 100 FT LOTS 10-12 BLK 174 BOULDER O T 2 IMPS

Valuation	Actual	Assessed	Year	Areaid	Mill Levy	Credit	Net Levy
RESIDENTIAL	1,221,000	97,192	2012	0010	83.869	.097	83.772

Payor	MOP	Reference	Amount Paid
HAYWARD RICHARD L ET AL	Check	243	\$8,141.96

Year	Applied as	Tax Paid	Int Paid	Fee Paid	Other Paid	Total Paid
2012	TAX Whole	8,141.96	0.00	0.00	0.00	8,141.96

THANK YOU FOR YOUR PAYMENT

All payments made by check are subject to final bank clearance.

BOULDER COUNTY TREASURER

PO BOX 471

BOULDER CO 80306-0471



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account	Parcel Number	Receipt Date	Receipt Number
R0066623	146330302006	Mar 26, 2021	2021-03-26-NetVantage-17208

HAYWARD RICHARD L & M ELIZABETH
 PO BOX 17215
 BOULDER, CO 80308

Situs Address

2305 13TH ST BOULDER 80304

Payor

Legal Description

S 100 FT LOTS 10-12 BLK 174 BOULDER O T 2 IMPS

Property Code	Actual	Assessed	Year	Area	Mill Levy
1125 - multi-units (9 & up) land - 1125	837,000	59,846	2020	000010	87.045
1225 - multi-units (9 & up) improvements - 1225	2,281,000	163,092	2020	000010	87.045

Payments Received

Creditron - Electronic Payment \$19,405.64
 Check Number 00010065

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2020	Tax	\$19,405.64	\$0.00	\$19,405.64	\$0.00
				\$19,405.64	\$0.00
Balance Due as of Mar 26, 2021					\$0.00

All payments made by check are subject to final bank clearance.



Boulder County Treasurer

PO Box 471

Boulder, CO 80306

303-441-3520

303-441-3598 (Fax)

Account	Parcel Number	Receipt Date	Receipt Number
R0066623	146330302006	Mar 25, 2020	2020-03-25-NetVantage-17310

HAYWARD RICHARD L & M ELIZABETH
 PO BOX 17215
 BOULDER, CO 80308

Situs Address	Payor
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2305 13TH ST BOULDER 80304

Legal Description

S 100 FT LOTS 10-12 BLK 174 BOULDER O T 2 IMPS

Property Code	Actual	Assessed	Year	Area	Mill Levy
1125 - multi-units (9 & up) land - 1125	837,000	59,846	2019	000010	85.713
1225 - multi-units (9 & up) improvements - 1225	2,281,000	163,092	2019	000010	85.713

Payments Received

Creditron - Electronic Payment	\$19,108.68
Check Number 00010001	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2019	Tax	\$19,108.68	\$0.00	\$19,108.68	\$0.00
				\$19,108.68	\$0.00
		Balance Due as of Mar 25, 2020			\$0.00

All payments made by check are subject to final bank clearance.

Rent Roll Comparison

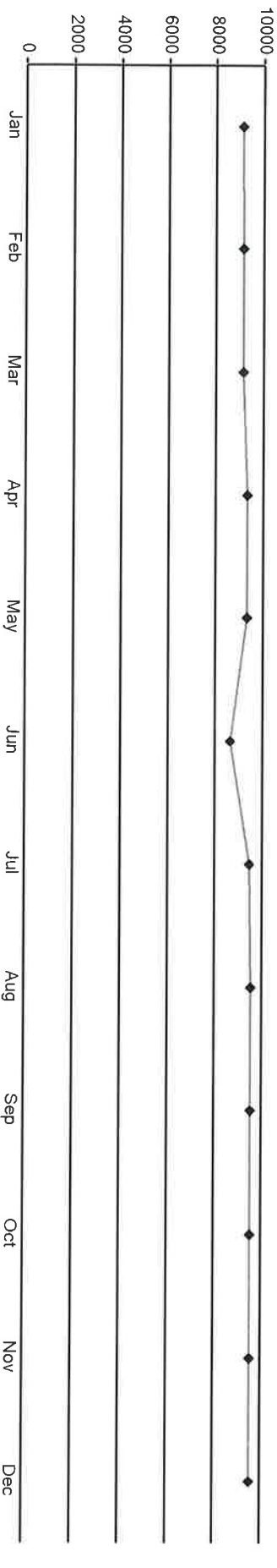
Property: 2305 13th St

Charge Types: All

Date Range: 01/01/18 - 01/01/19 (Monthly basis)

Tenant	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2305 13th St														
Hawbaker, Brian	H1	780.00	780.00	780.00	780.00	780.00	780.00	780.00	795.00	795.00	795.00	795.00	795.00	9,435.00
Sinclair, Steve	H2	638.00	638.00	638.00	659.00	659.00	659.00	659.00	659.00	650.00	659.00	659.00	659.00	7,845.00
Barnes, Denise	H3	763.00	763.00	763.00	784.00	784.00	784.00	784.00	784.00	784.00	784.00	784.00	784.00	9,345.00
Lucas, Isha	H4	784.00	784.00	784.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	805.00	9,597.00
Szabo, Jacob	H5	850.00	850.00	850.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	880.00	10,470.00
Stromberg, Star	H6	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,520.00
Stromberg, Gale	H7	828.00	828.00	828.00	853.00	853.00	853.00	853.00	853.00	853.00	853.00	853.00	853.00	10,161.00
Sigala, Bonel	H8	629.00	629.00	629.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,737.00
Platt, Annie	H9	699.00	699.00	699.00	699.00	699.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,495.00
Lucero, Carol-Anne	H9	0.00	0.00	0.00	0.00	0.00	0.00	797.00	797.00	797.00	797.00	797.00	797.00	4,782.00
Kliger, Carol	H10	535.00	555.00	555.00	555.00	555.00	555.00	555.00	555.00	555.00	555.00	555.00	555.00	6,640.00
Burns, Clara	H11	881.00	881.00	881.00	906.00	906.00	906.00	906.00	0.00	0.00	0.00	0.00	0.00	6,267.00
Burns, Sophy	H11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	975.00	975.00	975.00	975.00	975.00	4,875.00
Hauck, Laurel	H12	835.00	835.00	835.00	835.00	835.00	835.00	850.00	850.00	850.00	850.00	850.00	850.00	10,110.00
Southard, Shari	H13	700.00	700.00	700.00	730.00	730.00	730.00	740.00	740.00	740.00	740.00	740.00	740.00	8,730.00
Grand Totals		9,132.00	9,152.00	9,152.00	9,346.00	9,346.00	8,647.00	9,469.00	9,553.00	9,553.00	9,553.00	9,553.00	9,553.00	112,009.00

Rent Roll Totals
Charge Types: All



Rent Roll Comparison

Property: 2305 13th St

Charge Types: All

Date Range: 01/01/19 - 01/01/20 (Monthly basis)

Tenant	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2305 13th St														
Hawbaker, Brian	H1	795.00	795.00	795.00	795.00	795.00	795.00	795.00	805.00	805.00	805.00	805.00	805.00	9,590.00
Sinclair, Steve	H2	659.00	659.00	684.00	684.00	684.00	684.00	684.00	684.00	684.00	684.00	684.00	684.00	8,158.00
Barnes, Denise	H3	784.00	784.00	809.00	809.00	809.00	809.00	809.00	809.00	809.00	809.00	809.00	809.00	9,658.00
Lucas, Isha	H4	805.00	805.00	835.00	835.00	835.00	835.00	835.00	835.00	835.00	835.00	835.00	835.00	9,960.00
Szabo, Jacob	H5	880.00	880.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,760.00
Gas, Clementine	< Multi >	0.00	0.00	0.00	1,030.00	1,030.00	1,030.00	1,100.00	1,100.00	1,102.00	1,102.00	1,102.00	1,102.00	9,698.00
Watta, David	H5	0.00	0.00	0.00	2.00	0.00	0.00	0.00	1,150.00	1,155.00	1,155.00	1,155.00	1,155.00	5,770.00
Stromberg, Star	H6	210.00	210.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00
Monteiro, Nuno-Miguel	H6	0.00	0.00	0.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	1,055.00	9,495.00
Payne, Patrick	H7	0.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	0.00	0.00	0.00	0.00	0.00	5,175.00
Sigala, Bonet	H8	650.00	650.00	670.00	670.00	670.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,310.00
Gandhi, Rashel	H8	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	6,900.00
Lucero, Carol-Anne	H9	797.00	797.00	797.00	797.00	797.00	827.00	827.00	827.00	827.00	827.00	827.00	827.00	9,774.00
Kliger, Carol	H10	555.00	555.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	6,910.00
Whitman, Elizabeth	H11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,275.00	1,275.00	1,283.00	1,283.00	5,116.00
Burns, Sophy	H11	975.00	975.00	975.00	975.00	975.00	975.00	975.00	0.00	0.00	0.00	0.00	0.00	6,825.00
Hauck, Laurel	H12	850.00	850.00	850.00	850.00	850.00	850.00	880.00	880.00	880.00	880.00	880.00	880.00	10,380.00
Southard, Shari	H13	740.00	740.00	777.00	777.00	777.00	777.00	777.00	777.00	777.00	777.00	777.00	777.00	9,250.00
		8,700.00	9,735.00	8,807.00	10,892.00	10,892.00	10,252.00	10,467.00	10,652.00	11,934.00	11,934.00	11,942.00	11,942.00	128,149.00

Bills

Properties: 2305 13th St [2305]

Prop Short	Invoice #	Vendor	Bill Date	Due Date	Amount	Paid	Memo
2305	4B-H7A3-0119	Donna Schaefer	01/04/19	01/04/19	49.54	X	2305 #H7, touch up paint, 3565 #A3 replace drip pans
2305	ST-2305-0119	Western Disposal	01/10/19	01/20/19	185.60	X	Acct#108151 2305 13th
2305	CL-2305-0119	Xcel Energy	01/10/19	01/31/19	744.41	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0119	City of Boulder Utilities	01/10/19	01/30/19	234.64	X	Acct# 0000063974 - 2305 13th
2305	T-2305-7-019	USPS	01/30/19	01/30/19	1.40	X	Proof of Mailing G.Stromberg/H7
2305	ST-2305-0219	Western Disposal	02/10/19	02/20/19	186.88	X	Acct#108151 2305 13th
2305	CL-2305-0219	Xcel Energy	02/10/19	03/04/19	843.54	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0219	City of Boulder Utilities	02/10/19	02/27/19	262.87	X	Acct# 0000063974 - 2305 13th
2305	155055	Northern Colorado Air, I	02/15/19	03/01/19	69.95	X	2305 13th #H11 - Diag wall heater gas smell
2305	155702	Northern Colorado Air, I	02/21/19	03/01/19	288.00	X	2305 13th #H11 - Furnace vent sooty, cleaned. Checked pressure & CO readings.
2305	5937	SAC Mechanical	02/25/19	02/25/19	234.95	X	2305 13th - replace fuse (provided) pull bad pump, switch to back up pump.
2305	6163	SAC Mechanical	02/26/19	02/26/19	533.00	X	2305 13th - Replace Bell & Gossett pump motor #2 for boiler, plus new Pump coupler.
2305	2236360	Backflow Consulting	03/07/19	03/07/19	75.00	X	2305 - yearly backflow test
2305	285481	All Pro Steam Clean	03/08/19	03/08/19	150.00	X	2305 #6 - steam clean carpet
2305	ST-2305-0319	Western Disposal	03/10/19	03/20/19	190.25	X	Acct#108151 2305 13th
2305	TY-2305-0319	City of Boulder Utilities	03/10/19	03/27/19	253.46	X	Acct# 0000063974 - 2305 13th
2305	CL-2305-0319	Xcel Energy	03/13/19	04/02/19	818.33	X	Acct#53-2900923-6 / 2305 13th
2305	190320532	Safe Dryers	03/20/19	03/20/19	100.00	X	Clean dryer vent - 2305
2305	2305-6-0319	All Pro Steam Clean	03/20/19	03/20/19	150.00	X	2305 #5 - steam clean carpet
2305	19485751	Pinnacle Assurance	03/25/19	03/25/19	447.00	X	Worker's comp Ins
2305	:ERT-H6-0319	USPS	03/28/19	03/28/19	1.45	X	Cert of Mailing H6/Star Stromberg
2305	:ERT-H5-0319	USPS	03/28/19	03/28/19	1.45	X	Cert of Mailing H5/Szabo
2305	5718	Pillar Property Works, L	03/28/19	03/28/19	1,388.00	X	2305 13th #H4 - Pull ceiling panels, re-plaster & paint
2305	SD-2305-0319	Arrow Sewer & Drain	04/04/19	04/04/19	250.00	X	2305 13th, #8, #5, snake kitchen, tub and bath sinks.
2305	ST-2305-0419	Western Disposal	04/10/19	04/20/19	185.60	X	Acct#108151 2305 13th
2305	CL-2305-0419	Xcel Energy	04/10/19	04/30/19	447.53	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0419	City of Boulder Utilities	04/10/19	04/25/19	256.87	X	Acct# 0000063974 - 2305 13th
2305	8012	Kastanek Plumbing	04/12/19	04/12/19	300.00	X	2305 13th #5 - lift 2 radiators, replace kitchen faucet & supply lines
2305	TY-2305-0519	City of Boulder Utilities	05/01/19	05/01/19	262.87	X	Acct# 0000063974 - 2305 13th PRE-PAY MAY
2305	ST-2305-0519	Western Disposal	05/10/19	05/20/19	207.13	X	Acct#108151 2305 13th
2305	CL-2305-0519	Xcel Energy	05/10/19	05/31/19	401.31	X	Acct#53-2900923-6 / 2305 13th
2305	Y-2305-2-0519	City of Boulder Utilities	05/10/19	05/28/19	0.82	X	Acct# 0000063974 - 2305 13th
2305	44987	Hummer Enterprises	05/29/19	06/10/19	93.00	X	2305 - start up sprinklers, replace pop-up head
2305	5966	Pillar Property Works, L	05/29/19	05/29/19	80.00	X	2305 13th - mow and trim
2305	8065	Kastanek Plumbing	06/05/19	06/05/19	172.00	X	2305 13th #13 - replace was ring, unclog vanity drain, replace kitchen faucet and tub washers.
2305	ST-2305-0619	Western Disposal	06/10/19	06/20/19	191.35	X	Acct#108151 2305 13th
2305	CL-2305-0619	Xcel Energy	06/10/19	07/01/19	350.64	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0619	City of Boulder Utilities	06/10/19	06/27/19	270.51	X	Acct# 0000063974 - 2305 13th
2305	14660	Applacemaster, LLC	06/12/19	07/12/19	238.00	X	2305 13th: #2 fridge fan, #3 wrap oven cord, #13 clean pilot light & burner on stove top.

2305	15135 BARHA	06/20/19	07/15/19	239.25	X	Annual Dues Hayward Arms Apts
2305	MB-HA8-0619 Beth Hayward	06/20/19	06/20/19	1,325.30	X	2305 13th #8 - reimburse Beth and Dick for Floor Crafters
2305	105-Voss-0619 Paul Voss	06/20/19	06/20/19	160.99	X	2305 13th - anchor handrail w/lag bolts!
3562, 2305	1B2305.2-0918 Donna Schaefer	06/24/19	09/07/18	122.99	X	2305 13th - H2 kitchen faucet, 3562 Nott #4 bath faucet
2305	T-2305 8-0619 USPS	06/24/19	06/24/19	1.45	X	Cert of Mailing H8/Sigala
2305	305-ASD-0619 Arrow Sewer & Drain	06/24/19	06/24/19	125.00	X	2305 13th, #10 - snake kitchen sink and tub drains
2305	700368 All Pro Steam Clean	06/28/19	06/28/19	200.00	X	2305 #7 - steam clean carpet
2305	1217 Havoc Ventures, LLC	07/08/19	07/08/19	127.50	X	2305 13th - GFCI popped under #8 bedroom on exterior wall near shed. Cut power to swamp c
2305	ST-2305-0719 Western Disposal	07/10/19	07/20/19	205.48	X	Acct#108151 2305 13th
2305	CL-2305-0719 Xcel Energy	07/10/19	07/30/19	346.01	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0719 City of Boulder Utilities	07/10/19	07/29/19	389.89	X	Acct# 0000063974 - 2305 13th
2305	T-2305.7-0719 USPS	07/12/19	07/12/19	1.45	X	Cert of Mailing H7/Payne
2305	H8paint-0719 Beth Hayward	07/17/19	07/17/19	37.04	X	2305 13th #8 - reimburse Beth and Dick for paint
2305	2305-0719 Arrow Sewer & Drain	08/03/19	08/03/19	275.00	X	2305 13th, snake main line which joins Carriage house line snaked both.
2305	ST-2305-0819 Western Disposal	08/10/19	08/20/19	192.63	X	Acct#108151 2305 13th
2305	CL-2305-0819 Xcel Energy	08/10/19	08/29/19	434.69	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0819 City of Boulder Utilities	08/10/19	08/27/19	388.76	X	Acct# 0000063974 - 2305 13th
2305	305-INS-0819 Beth Hayward	08/16/19	08/16/19	7,641.57	X	2305 13th - reimburse Beth for Farmer's Insurance payment
2305	CS-2305-0919 Watershed Cleaning Se	09/05/19	09/05/19	100.00	X	2305 13th Clean gutters - vendor doesn't have invoices
2305	45274 Hummer Enterprises	09/09/19	10/01/19	202.50	X	2305- Repair head by shed under stairs, N drive bed
2305	ST-2305-0919 Western Disposal	09/10/19	09/21/19	191.35	X	Acct#108151 2305 13th
2305	CL-2305-0919 Xcel Energy	09/10/19	09/30/19	438.11	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0919 City of Boulder Utilities	09/10/19	09/27/19	391.03	X	Acct# 0000063974 - 2305 13th
2305	ST-2305-1019 Western Disposal	10/10/19	10/20/19	191.35	X	Acct#108151 2305 13th
2305	CL-2305-1019 Xcel Energy	10/10/19	11/01/19	326.80	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-1019 City of Boulder Utilities	10/10/19	10/28/19	369.43	X	Acct# 0000063974 - 2305 13th
2305	45315 Hummer Enterprises	10/14/19	10/13/19	69.00	X	2305 13th - Sprinkler Repair
2305	ST-2305-1119 Western Disposal	11/10/19	11/20/19	192.63	X	Acct#108151 2305 13th
2305	CL-2305-1119 Xcel Energy	11/10/19	11/27/19	439.65	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-1119 City of Boulder Utilities	11/10/19	11/29/19	267.10	X	Acct# 0000063974 - 2305 13th
2305	ST-2305-1219 Western Disposal	12/10/19	12/20/19	191.35	X	Acct#108151 2305 13th
2305	CL-2305-1219 Xcel Energy	12/10/19	12/31/19	551.73	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-1219 City of Boulder Utilities	12/10/19	12/30/19	253.46	X	Acct# 0000063974 - 2305 13th
2305	718533 Department of Labor	12/17/19	12/17/19	90.00	X	2305 13th St - Boiler Inspection
2305	7696 SAC Mechanical	12/20/19	12/17/19	129.95	X	2305 13th - Munchkin boiler tune-up (all ok)

27,527.79

Bills

Properties: 2305 13th St [2305]

Prop Short	Invoice #	Vendor	Bill Date	Due Date	Amount	Paid	Memo
2305	163664	Northern Colorado Air	01/09/20	01/09/20	69.95	X	2305 13th #H11 - Tenants complained of noise - nothing wrong. Tenant charge.
2305	ST-2305-0120	Western Disposal	01/10/20	01/20/20	192.63	X	Acct#108151 2305 13th
2305	CL-2305-0220	Xcel Energy	01/10/20	02/03/20	607.84	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0120	City of Boulder Utilities	01/10/20	01/29/20	279.47	X	Acct# 0000063974 - 2305 13th
2305	33335	Chimney Sweeps of Ar	01/17/20	01/17/20	175.00	X	2305 13th - Inspect for squirrels in #13 attic (yep)
2305	ST-2305-0220	Western Disposal	02/10/20	02/20/20	191.35	X	Acct#108151 2305 13th
2305	CL-2305-0320	Xcel Energy	02/10/20	03/03/20	544.28	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0220	City of Boulder Utilities	02/10/20	02/28/20	279.47	X	Acct# 0000063974 - 2305 13th
2305	8263	Kastanek Plumbing	02/10/20	02/10/20	210.00	X	2305 #13 - replace toilet (dbi wax ring!)
2305	8262	Kastanek Plumbing	02/10/20	02/10/20	80.00	X	2305 #11 - Replace washer in tub faucet
2305	004521	Chimney Sweeps of Ar	02/11/20	02/11/20	745.00	X	2305 13th - Deposit for removing squirrels in #13 attic
2305	W034265	Chimney Sweeps of Ar	03/04/20	03/04/20	575.00	X	2305 13th - Remainder for installing squirrel guards#13 attic
2305	2400422	Backflow Consulting	03/05/20	03/05/20	75.00	X	2305 13th - yearly back flow testing
2305	W034577	Chimney Sweeps of Ar	03/06/20	03/06/20	85.00	X	2305 13th - Remove one trapped squirrel in cage #13 attic
2305	1200307193	Silversands Inc	03/07/20	03/07/20	321.48	X	2305 13th #4 - Repair and re-attach handrail for #4 back door steps.
2305	SR-2305-0320	Fraser Meadows	03/09/20	03/09/20	6,691.34	X	Resident 3198, Beth & Dick Hayward #627
2305	ST-2305-0320	Western Disposal	03/10/20	03/20/20	191.35	X	Acct#108151 2305 13th
2305	CL-2305-0420	Xcel Energy	03/10/20	04/01/20	520.65	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0320	City of Boulder Utilities	03/10/20	03/26/20	279.47	X	Acct# 0000063974 - 2305 13th
2305	AX-2305-0430	Boulder County Treasur	03/21/20	04/30/20	19,108.68	X	Property Taxes - 2305 13th St R0066623
2305	8304	Kastanek Plumbing	04/03/20	04/03/20	89.00	X	2305 13th #11 - replace seats & washers in tub faucets
2305	1996636	Pinnacle Assurance	04/04/20	04/04/20	396.00	X	Worker's comp Ins
2305	ST-2305-0420	Western Disposal	04/10/20	04/20/20	192.63	X	Acct#108151 2305 13th
2305	CL-2305-0520	Xcel Energy	04/10/20	04/30/20	431.04	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0420	City of Boulder Utilities	04/10/20	04/24/20	292.07	X	Acct# 0000063974 - 2305 13th (Leak was probably tub in #11, which we fixed, again).
2305	SR-2305-0420	Fraser Meadows	04/11/20	04/15/20	5,470.00	X	Resident 3198, Beth & Dick Hayward #627
2305	SR-2305-0520	Fraser Meadows	05/05/20	05/05/20	5,509.00	X	Resident 3198, Beth & Dick Hayward #627
2305	ST-2305-0520	Western Disposal	05/10/20	05/20/20	199.60	X	Acct#108151 2305 13th
2305	CL-2305-0620	Xcel Energy	05/10/20	01/06/20	362.95	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0520	City of Boulder Utilities	05/10/20	05/28/20	299.37	X	Acct# 0000063974 - 2305 13th
2305	-2305 13-0520	Arrow Sewer & Drain	05/13/20	05/13/20	75.00	X	2305 13th, #13, clear bath sink
2305	SR-2305-0620	Fraser Meadows	06/05/20	06/05/20	5,470.00	X	Resident 3198, Beth & Dick Hayward #627
2305	ST-2305-0620	Western Disposal	06/10/20	06/10/20	199.60	X	Acct#108151 2305 13th
2305	CL-2305-0720	Xcel Energy	06/10/20	06/30/20	314.70	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0620	City of Boulder Utilities	06/10/20	06/25/20	452.72	X	Acct# 0000063974 - 2305 13th
2305	1549	Floor Crafters Hardwoo	06/18/20	06/18/20	925.00	X	2305 13th - refinish front porch
2305	645	16082 BARHA	06/22/20	07/15/20	239.25	X	Annual Dues Hayward Arms Apts
2305	IHS2305-0720	Donna Schaefer	07/04/20	07/04/20	42.44	X	2305 13th - Swamp Cooler water diffuser tray and corner clips. Fixes water dripping into hallway
2305	SR-2305-0720	Fraser Meadows	07/05/20	07/15/20	5,708.00	X	Resident 3198, Beth & Dick Hayward #627

2305	ST-2305-0720 Western Disposal	07/10/20	07/20/20	200.88	X	Acct#108151 2305 13th
2305	CL-2305-0820 Xcel Energy	07/10/20	07/30/20	376.16	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0720 City of Boulder Utilities	07/10/20	07/27/20	419.85	X	Acct# 0000063974 - 2305 13th
2305	20091937 Pinnacle Assurance	07/14/20	07/14/20	467.00	X	2305 13th - Worker's comp Ins
2305	116931 Taddiken Tree	07/14/20	07/14/20	3,068.00	X	2305 13th - Tree trimming; follow-up needed on alley parking trees #5, #6, large dead branches
2305	-2305H8-0720 USPS	07/28/20	07/28/20	1.50	X	2305 H8 Sec Dep Return (Gandhi)
2305	SR-2305-0820 Frasier Meadows	08/05/20	08/05/20	5,708.00	X	Resident 3198; Beth & Dick Hayward #627
2305	ST-2305-0820 Western Disposal	08/10/20	08/20/20	199.60	X	Acct#108151 2305 13th
2305	CL-2305-0920 Xcel Energy	08/10/20	08/28/20	446.83	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0820 City of Boulder Utilities	08/10/20	08/26/20	416.20	X	Acct# 0000063974 - 2305 13th
2305	8427 Kastanek Plumbing	08/24/20	08/24/20	92.00	X	2305 13th - Replace p-trap #8 kitchen sink
2305	SR-2305-0920 Frasier Meadows	09/05/20	09/15/20	5,727.60	X	Resident 3198; Beth & Dick Hayward #627
2305	ST-2305-0920 Western Disposal	09/10/20	09/20/20	199.60	X	Acct#108151 2305 13th
2305	CL-2305-1020 Xcel Energy	09/10/20	09/29/20	439.99	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-0920 City of Boulder Utilities	09/10/20	09/28/20	432.03	X	Acct# 0000063974 - 2305 13th
2305	8444 Kastanek Plumbing	09/12/20	09/12/20	225.00	X	2305 13th #3 - replace kitchen faucet assy.
2305	8443 Kastanek Plumbing	09/12/20	09/12/20	110.00	X	2305 13th #4 - replace shower assy (spraying everywhere)
2305	SR-2305-1020 Frasier Meadows	10/05/20	10/15/20	5,724.80	X	Resident 3198; Beth & Dick Hayward #627
2305	20060 Surface Experts	10/09/20	10/09/20	180.00	X	2305 13th - #11, repair claw foot tub finish
2305	ST-2305-1020 Western Disposal	10/10/20	10/10/20	200.88	X	Acct#108151 2305 13th
2305	CL-2305-1120 Xcel Energy	10/10/20	10/29/20	357.46	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-1020 City of Boulder Utilities	10/10/20	10/27/20	427.16	X	Acct# 0000063974 - 2305 13th
2305	5-#11PV-1020 Paul Voss	10/12/20	10/12/20	102.99	X	2305 13th #11 - re-hang mini-blinds. Tenant delayed start
2305	MB-H12-1020 Donna Schaefer	11/01/20	11/01/20	2,477.50	X	2305 13th - #12 Flooring install, split bill 50% with HA (Maria Taylor and Alves did installation)
2305	SR-2305-1120 Frasier Meadows	11/05/20	11/05/20	5,708.00	X	Resident 3198; Beth & Dick Hayward #627
2305	46226 Hummer Enterprises	11/05/20	11/05/20	80.00	X	2305 13th - sprinkler blow out
2305	MB-H12-1120 Donna Schaefer	11/05/20	11/05/20	1,871.67	X	2305 13th - #12 Flooring mat's
2305	1201108204 Silversands Inc	11/08/20	11/08/20	642.18	X	2305 13th - repair cracked flagstone steps and rebuild handrail by sidewalk front steps.
2305	ST-2305-1120 Western Disposal	11/10/20	11/20/20	199.60	X	Acct#108151 2305 13th
2305	CL-2305-1220 Xcel Energy	11/10/20	11/30/20	449.01	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-1120 City of Boulder Utilities	11/10/20	11/30/20	356.56	X	Acct# 0000063974 - 2305 13th
2305	RT-2305-1120 USPS	11/25/20	11/25/20	3.00	X	Sec Dep Returns; H11/Whitman, H12/Hauck
2305	SR-2305-1220 Frasier Meadows	12/05/20	12/05/20	5,708.00	X	Resident 3198; Beth & Dick Hayward #627
2305	000009548 SAC Mechanical	12/05/20	12/05/20	791.45	X	2305 13th - 5 hrs to cut a wire and shrug his shoulders about the F01 code.
2305	ST-2305-1220 Western Disposal	12/10/20	12/20/20	199.60	X	Acct#108151 2305 13th
2305	CL-2305-0121 Xcel Energy	12/10/20	12/30/20	603.86	X	Acct#53-2900923-6 / 2305 13th
2305	TY-2305-1220 City of Boulder Utilities	12/10/20	12/29/20	299.37	X	Acct# 0000063974 - 2305 13th
2305	8515 Kastanek Plumbing	12/20/20	12/20/20	2,500.00	X	2305 13th - Replace 2 of 3 hot water heaters in boiler room.
2305	8520 Kastanek Plumbing	12/20/20	12/20/20	370.00	X	2305 13th #12 - Replace tub faucet, kitchen faucet, bath & toilet shut off valves.
				105,674.66		

March 6, 2022

To: Boulder County Assessors:

I have rented an affordable, safe, well maintained studio apartment from the Hayward family since 1978. I have lived at 2305 13th St #10 for 44 years. The Hayward's willingness to offer me a stable, secure (utilities included) affordable home has been the anchor of my life in Boulder.

I arrived in Boulder in 1972 to attend graduate school at CU Boulder. I received my MFA in Ceramics in 1975. Since then I have maintained both a living space and a separate working studio.

2305 13th St is a Victorian treasure located in the historic downtown district of Boulder. The house is home to teachers, visual artists, a newly minted PhD, a contractor who can build or fix just about anything, students, a cook, retired CU and BVSD employees and an employee of a solar panel company. Five of the thirteen units are occupied by long-term renters, all having lived at the house between one and four decades.

Affordable housing is a precious and limited commodity in Boulder County. Unfortunately, it is becoming less and less possible for private, individually owned rental units to remain affordable.

The cost of utilities, insurance, upkeep and City of Boulder rental licenses have all increased. As of this year, each rental unit is taxed \$75 annually to cover evicted renters's legal fees. Also, property taxes have increased dramatically.

The Haywards (as all Boulder property owners) have no control over the sharp rise in property values in Boulder. There are measures in place to reduce property taxes for seniors who have lived in their own homes for at least ten years. However, there are no measures in place to reduce property taxes for privately owned affordable housing, ensuring that units have the possibility of remaining affordable. There are no measures to protect seniors who are long-term renters from the exponential rise in property taxes and subsequent considerable rent increases.

If the City and County of Boulder and the Boulder County Assessors support the idea and reality of affordable, privately owned housing in Boulder, they must act. I am asking you to please reduce the sizable increase in property taxes on the Hayward family's properties.

Thank you.

Sincerely,

Carol Kliger
2305 13th St. Apartment 10
Boulder CO 80304
carol.kliger@gmail.com