

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69753
Petitioner: BOULDER CREEK CALMANTE II LLC - v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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.: R0504994+3
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$1,045,500
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 3rd day of May 217.

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

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 69753

Account Numbers: R0504711, R0504992, R0504993, R0504994

STIPULATION (As To Tax Year 2016 Actual Value)

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Boulder Creek Calmante II LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
2017 MAY -2 AM 9:45

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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:
See attached spreadsheet which by reference is a part of this agreement.
2. The subject property is classified as commercial unimproved.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2016:
\$1,605,100-see attached spreadsheet which by reference is a part of this agreement.
4. The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2016:
\$1,605,100-see attached spreadsheet which by reference is a part of this agreement.
5. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:
\$1,605,100-see attached spreadsheet which by reference is a part of this agreement.
6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2016 actual value for the subject property:
\$1,045,500-see attached spreadsheet which by reference is a part of this agreement.

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STIPULATION (As To Tax Year 2016 Actual Value)

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

Entire 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 29, 2016, 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.

DATED this 28th day of April, 2017.

Mike Van Donselaar

Duff & Phelps
Mike Van Donselaar
1200 17th Street, Suite 990
Denver, CO. 80202
303-749-9034

Michael Koertje

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

CYNTHIA BRADDOCK
Boulder County Assessor

By: Samuel M. Forsyth
SAMUEL M. FORSYTH
Advanced Appeals Deputy
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844

Calmante II Raw Land-2016 BAA			
ID	Legal Description	2016 File Value	2016 Stipulation Values
R0504711	Lot 1, Block 1, Calmante	\$ 413,200	\$ 271,100
R0504992	Lot 2, Block 1, Calmante	\$ 367,000	\$ 215,300
R0504993	Lot 1, Block 2, Calmante	\$ 487,300	\$ 376,700
R0504994	Lot 2, Block 2, Calmante	\$ 337,600	\$ 182,400
Total		\$ 1,605,100	\$ 1,045,500

Petitioner's Initials MVD
Date 4-28-2017