

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69754
Petitioner: BOULDER CREEK LANTERNS 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.: R0605186+20
Category: Valuation/Protest Appeal Property Type: Mixed Use
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: \$3,000,350
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

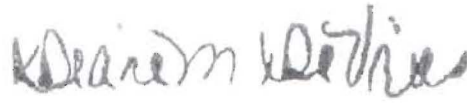
ORDER:

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 9th day of June 2017.

BOARD OF ASSESSMENT APPEALS



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



Christine Fontenot



2017 JUN -7 AM 9: 25

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 69754

Account Numbers: see attached addendum for list of properties

STIPULATION (As To Tax Year 2016 Actual Value)

PAGE 1 OF 2

Boulder Creek Lanterns LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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:

21 lots in The Lanterns Subdivision Louisville Colorado (see attached addendum for list of properties)

2. The subject properties are classified as vacant land and residential improved sites.
3. The County Assessor assigned the following actual values to the subject properties on the NOV's for tax year 2016:

Total \$3,988,700 for 21 properties (see attached addendum (**Column A.1**) for breakout by account number by class and by value)

4. The County Assessor assigned the following actual value to the subject properties on the NOD's for tax year 2016:

Total \$3,988,700 for 21 properties (see attached addendum (**Column A.1**) for breakout by account number by class and by value)

5. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows:

Total \$3,988,700 for 21 properties (see attached addendum (**Column A.1**) for breakout by account number by class and by value)

Docket Number: 69754

Account Numbers: see attached addendum for list of properties

STIPULATION (As To Tax Year 2015 Actual Value)

PAGE 2 OF 2

6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2016 actual values for the subject properties:

Total \$3,000, 350 for 21 properties (see attached addendum (**Column A.2**) for breakout by account number by class and by value)

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

Appropriate consideration was given to the sales comparison approach to value. This stipulation takes into account the subject properties' attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

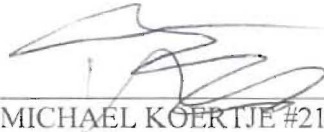
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, June 30, 2017, at 8:30 am be vacated.

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 22nd day of May, 2017.

M. Van Doncklaer

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CYNTHIA BRADDOCK
Boulder County Assessor

By: *J. Pruett*

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ADDENDUM

Account #	Class Code	A.1 CBOE total Actual Value of land and land/ improvements of improved sites	A.2 Stipulated total Actual Value of land and land/ improvements of improved sites
R0605182	0100	\$159,300	\$116,950
R0605183	0100	\$138,600	\$116,950
R0605184	0100	\$145,200	\$116,950
R0605185	0100	\$148,200	\$116,950
R0605195	0100	\$177,000	\$116,950
R0605196	0100	\$152,300	\$116,950
R0605197	0100	\$145,000	\$116,950
R0605198	0100	\$145,000	\$116,950
R0605199	0100	\$144,600	\$116,950
R0605200	0100	\$137,500	\$116,950
R0605186	1112	\$191,900	\$140,650
R0605187	1112	\$191,700	\$140,450
R0605188	1112	\$267,000	\$207,750
R0605189	1112	\$270,600	\$207,550
R0605191	1112	\$339,400	\$287,350
R0605201	1112	\$198,000	\$142,250
R0605202	1112	\$206,100	\$142,650
R0605203	1112	\$197,800	\$140,650
R0605204	1112	\$201,200	\$140,450
R0605205	1112	\$203,900	\$140,450
R0605206	1112	\$228,400	\$140,650
		\$3,988,700	\$3,000,350