

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69774
Petitioner: HT FLATIRON LP - 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.: R0602827+9
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: \$4,000,000
 (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 2nd day of August 2017.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO
STATE OF COLORADO BD OF ASSESSMENT APPEALS
DOCKET NUMBER: 69774

2017 JUL 31 PM 3: 53

Account Numbers:

R0603799, R0602829, R0602827, R0603798, R062830, R0515453, R0515452, R0515450, R0515446, R0602828
STIPULATION (As To Tax Year 2016 Actual Value) PAGE 1 OF 2

HT Flatiron LP

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 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:
(4 on N. 111th, 5 on Meadow Sweet Ln., and 1 on Front Range Rd., Erie, CO 80516)
2. The subject property is classified as vacant land.
3. The County Assessor assigned the following actual value to the subject property on the NOV for tax year 2016:

Total	\$5,992,374- see attached spreadsheet which by reference is a part of this agreement.
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4. The County Assessor assigned the following actual value to the subject property on the NOD for tax year 2016:

Total	\$5,992,374- see attached spreadsheet which by reference is a part of this agreement.
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5. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total	\$5,992,374- see attached spreadsheet which by reference is a part of this agreement.
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6. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2016 actual value for the subject property:

Total	\$4,000,000- 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:

Appropriate consideration was given to the sales comparison approach to value. This stipulation takes into account the subject property's extensive list of mandatory development requirements placed by the City of Erie that added a significant amount of cost and restrictions to how some of the parcels are to be used.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, August 24th 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 31st day of July, 2017.



Agent:

Ryan, LLC

Matt Poling

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720-524-0022



MICHAEL KOERTJE #21921

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CYNTHIA BRADDOCK

Boulder County Assessor

By: 

NAME

TITLE

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Telephone: (303) 441-3688

Docket Number: 69774

Account Numbers:

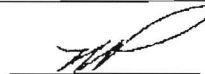
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STIPULATION (As To Tax Year 2016 Actual Value)

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BAA Docket #69774		HT Flatiron LP		
Account			2015 Assessed Value	Stipulated Value Agreement
R0603799	Front Range Road	Tract I1 Flatiron Meadows FLG4	\$4,521,000	\$3,438,943
R0602829	Meadow Sweet Lane	Tract G Flatiron Meadows FLG 2	\$507,600	\$126,267
R0602827	Meadow Sweet Lane	Tract E Flatiron Meadows FLG 2	\$191,560	\$9,278
R0603798	Meadow Sweet Lane	Tract D1 Flatiron Meadows FLG 4	\$472,900	\$214,905
R0602830	Meadow Sweet Lane	Tract H Flatiron Meadows FLG 2	\$90,039	\$69,400
R0515453	N 111th Street	Tract I Flatiron Meadows Subdivision - Master	\$30,200	\$10,070
R0515452	N 111th Street	Tract H Flatiron Meadows Subdivision - Master	\$12,900	\$4,295
R0515450	N 111th Street	Tract C Flatiron Meadows Subdivision - Master	\$91,700	\$91,694
R0515446	Meadow Sweet Lane	Tract B Flatiron Meadows Subdivision - Master	\$23,400	\$23,430
R0602828	Meadow Sweet Lane	Tract F Flatiron Meadows FLG 2	\$51,075	\$11,718
			\$5,992,374	\$4,000,000

Petitioner's Initials



Date

7/31/17