

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71783
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 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.: R0606781+33
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$1,595,500
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

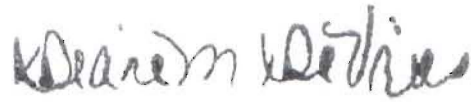
ORDER:

Respondent is ordered to reduce the 2017 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 5th day of November 2018.

BOARD OF ASSESSMENT APPEALS

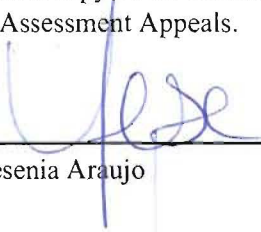


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 71783**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2018 OCT -9 AM 8:23

Docket Number: 71783
Account Number: R0606781
et al (see attached)

BOARD OF ASSESSMENT APPEALS STIPULATION

BOULDER CREEK CALMANTE II LLC
Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:
2901 CALMANTE AVE ETAL SUPERIOR, CO
2. The subject property is classified as VACANT LAND
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 year.

BOE VALUE \$2,565,000

NEW VALUE \$1,595,500

4. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 6, 2018 at 8:30 am be vacated.

Docket Number: 71783
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et al (see attached)

BOARD OF ASSESSMENT APPEALS STIPULATION

Page 2 of 2

5. 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 attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

By: DocuSigned by: Michael Van Donselaar October 8, 2018
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CYNTHIA BRADDOCK
Boulder County Assessor

By: DocuSigned by: Jennifer Mendez October 8, 2018
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Jennifer Mendez
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Year	Account #	2017 value	Negotiated values for 2017:
2017	R0606781	\$ 81,000.00	\$ 50,800.00
2017	R0606782	\$ 75,000.00	\$ 46,000.00
2017	R0606783	\$ 79,000.00	\$ 49,200.00
2017	R0606784	\$ 76,000.00	\$ 46,800.00
2017	R0606785	\$ 75,000.00	\$ 46,000.00
2017	R0606786	\$ 75,000.00	\$ 46,000.00
2017	R0606787	\$ 73,000.00	\$ 44,400.00
2017	R0606788	\$ 92,000.00	\$ 59,600.00
2017	R0606789	\$ 73,000.00	\$ 44,400.00
2017	R0606790	\$ 77,000.00	\$ 47,600.00
2017	R0606791	\$ 73,000.00	\$ 44,400.00
2017	R0606792	\$ 73,000.00	\$ 44,400.00
2017	R0606793	\$ 74,000.00	\$ 45,200.00
2017	R0606794	\$ 74,000.00	\$ 45,200.00
2017	R0606795	\$ 71,000.00	\$ 42,800.00
2017	R0606796	\$ 72,000.00	\$ 43,600.00
2017	R0606797	\$ 75,000.00	\$ 46,000.00
2017	R0606798	\$ 74,000.00	\$ 45,200.00
2017	R0606799	\$ 74,000.00	\$ 45,200.00
2017	R0606800	\$ 82,000.00	\$ 68,000.00
2017	R0606801	\$ 74,000.00	\$ 45,200.00
2017	R0606802	\$ 71,000.00	\$ 42,800.00
2017	R0606803	\$ 73,000.00	\$ 44,800.00
2017	R0606804	\$ 73,000.00	\$ 44,400.00
2017	R0606805	\$ 72,000.00	\$ 43,600.00
2017	R0606806	\$ 79,000.00	\$ 49,200.00
2017	R0606807	\$ 77,000.00	\$ 47,600.00
2017	R0606808	\$ 75,000.00	\$ 46,000.00
2017	R0606809	\$ 74,000.00	\$ 45,200.00
2017	R0606810	\$ 74,000.00	\$ 45,200.00
2017	R0606811	\$ 74,000.00	\$ 45,200.00
2017	R0606812	\$ 74,000.00	\$ 45,200.00
2017	R0606813	\$ 71,000.00	\$ 42,800.00
2017	R0606814	\$ 86,000.00	\$ 57,500.00
		\$ 2,565,000.00	\$ 1,595,500.00

Reviewed By:

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 Mike Van Donselaar

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Jennifer Mendez October 8, 20
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