

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 72063
Petitioner: CREEKSIDE REAL PROPERTIES 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.: R0146953+3
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: \$546,800
 (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 27th day of August 2018.

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.

Yesenia

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 72063**

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BOARD OF ASSESSMENT APPEALS STIPULATION

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CREEKSIDE REAL PROPERTIES 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:

See attached page three spreadsheet which by reference is a part of this agreement

2. The subject properties are 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.

See attached page three spreadsheet which by reference is a part of this agreement

4. Petitioner agrees that absent an unusual condition this corrected value is intended to be the value for both years of the appraisal cycle per C.R.S 39-1-104 (10.2). Absent statutory exceptions or an unusual condition in 2018, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0146953, R0146954, R0511594, R0512895 for the reassessment cycle at issue here. As result of this Stipulation, Petitioner waives the right to file a protest or otherwise further appeal the valuation for the 2017 and 2018 reassessment cycle.

BOE VALUE \$706,000 combined

NEW VALUE \$546,800 combined

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

Consideration is given to the market approach. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

6. This hearing set for September 27, 2018 shall be vacated.

DocuSigned by:
By: Mike Walter August 20, 2018
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MIKE WALTER

1ST NET REAL ESTATE SERVICES INC
3333 S WADSWORTH BLVD STE D-105
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CYNTHIA BRADDOCK
Boulder County Assessor

DocuSigned by:
By: Gary Myco August 22, 2018
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Gary Myco
Appraisal Deputy Assessor
P.O. Box 471
Boulder, CO 80306-0471
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ID's	Tenants	2017 NOV Values	2017 NOD Value	2017 Settled Values	Legal Description
R0146953	Vacant Land	\$ 173,000	\$ 173,000	\$ 145,900	Lot 13, Lafayette Tech Center Filing 3 Amended
R0146954	Vacant Land	\$ 278,000	\$ 278,000	\$ 145,900	Lot 14, Lafayette Tech Center Filing 3 Amended
R0511594	Vacant Land	\$ 172,000	\$ 172,000	\$ 172,000	Lot 12, Lafayette Tech Center Filing 3 Replat E
R0512895	Vacant Land	\$ 143,000	\$ 83,000	\$ 83,000	Lot 15R, Lafayette Tech Center Filing 3 Amended
	Total	\$ 766,000	\$ 706,000	\$ 546,800	

Petitioner's Initials MS
Date August 22, 2018