

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74014
Petitioner: COAL CREEK INVESTMENT LEASING COMPANY LLC v. Respondent: BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: R0602007
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$2,100,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 13th day of December 2018.

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

Yesenia Araujo

Yesenia Araujo



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 74014**

Docket Number: 74014
Account Number: R0602007

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COAL CREEK INVESTMENT LEASING COMPANY LLC
Petitioner.

vs.

BOULDER COUNTY BOARD OF COMMISSIONERS,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:

140 OLD LARAMIE TRAIL LAFAYETTE, CO

2. The subject property is classified as COMMERCIAL - MEDICAL BUILDING
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 \$2,490,000

NEW VALUE \$2,100,000

4. Petitioner agrees that absent an unusual condition, this corrected value is intended to be the value for tax year 2015 only. Absent statutory exceptions or an unusual condition in 2015, the parties agree that this valuation is for purposes of determining a correct level of value for account R0602007.

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

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

6. The hearing set for January 23, 2019 shall be vacated.

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By: Mike Walter November 28, 2018
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1ST NET REAL ESTATE SERVICES INC
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CYNTHIA BRADDOCK
Boulder County Assessor

DocuSigned by:
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