BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74037	
Petitioner: VALLEYLAB INC		
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.: R0060012+2

Category: Abatement Appeal

Property Type: Commercial

2. Petitioner is protesting the 15-16 actual value of the subject property.

3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:

Total Value: \$42,000,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 15-16 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change his/her records accordingly.

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DATED this 18th day of April 2019.

BOARD OF ASSESSMENT APPEALS

Dearin Didia

Diane M. DeVries

Suina a Baumbach

Debra A. Baumbach

of Assessment Appeals. Yesenia Araujo

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



BOARD OF ASSESSMENTAPPEALS STATE OF COLORADO DOCKET NUMBER: 74037

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BOARD OF ASSESSMENT APPEALS STIPULATION

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VALLEYLAB INC

Petitioner.

VS.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS, Respondent.

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

5920 LONGBOW DR BOULDER, CO

- 2. The subject property is classified as INDUSTRIAL INDUSTRIAL OFFICE
- 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 years.

R0060012	BOE VALUE \$7,671,413	NEW VALUE \$6,729,407
R0060018	BOE VALUE \$6,380,832	NEW VALUE \$5,597,303
R0600441	BOE VALUE \$33,827,060	NEW VALUE \$29,673,290
Total	BOE VALUE \$47,879,305	NEW VALUE \$42,000,000

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 2016, the parties agree that this valuation is for purposes of determining a correct level of value for account # <u>R0060012, R0060018, and R0600441</u> 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 2015 and 2016 reassessment cycle.

Docket Number: 74037 Account Number: R0060012, R0060018, R0600441

BOARD OF ASSESSMENT APPEALS STIPULATION

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

Appropriate consideration was given to the sales comparison, income and cost approaches 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.

April 17, 2019

6. This hearing set for April 30, 2019 shall be vacated.

By: Rowland Well

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ROWLAND WELCH JIM SCHWALLS & ASSOCIATES PO BOX 3075 MCKINNEY, TX 75070 Telephone (214)544-9220 By: Michael A. Kourte April 17, 2019

MICHAEL KOERTJE #21921 Assistant County Attorney P.O. Box 471 Boulder, CO 80306-0471 Telephone (303) 441-3190

CYNTHIA BRADDOCK Boulder County Assessor

DocuSigned by April 17, 2019 untua Brad B 198EC28F96CA441

P.O. Box 471 Boulder, CO 80306-0471 Telephone (303) 441-3530