

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75061</b>
Petitioner: <b>2905 BASELINE ROAD LLC</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0004832**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$2,350,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.  
 The Boulder County Assessor is directed to change his/her records accordingly.

DATED this 25th day of April 2019.

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 Araujo*

Yesenia Araujo



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STATE OF COLORADO  
DOCKET NUMBER: 75061**

STATE OF COLORADO  
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2905 BASELINE ROAD LLC

Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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:

**2905 BASELINE RD BOULDER, CO**

2. The subject property is classified as **COMMERCIAL - RESTAURANTS**
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 \$2,553,000**

**NEW VALUE \$2,350,000**

4. 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.

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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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6. This hearing set for July 29, 2019 shall be vacated.

By: DocuSigned by:  
Jason Flynn April 24, 2019  
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By: Michael A. Koertje April 25, 2019

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CYNTHIA BRADDOCK  
Boulder County Assessor

By: Sara M. Thorpe April 25, 2019

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