BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

AUTOFOCUS INC

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:

Subject property is described as follows: 1.

County Schedule No.:

R0048297

Category: Valuation/Protest Appeal

Property Type: Commercial

Docket Number: 75085

- 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:

\$2,980,000

(Reference Attached Stipulation)

The Board concurs with the Stipulation. 4.

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 24th day of June 2019.

BOARD OF ASSESSMENT APPEALS

Dearem Willia

Diane M. DeVries

Sulva a Baumbach

Debra A. Baumbach

Yesenia Araujo

of Assessment Appeals.

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

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 75085

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Docket Number: 75085 Account Number: R0048297

STIPULATION

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AUTOFOCUS INC

Petitioner.

VS.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent.

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:

710 S MAIN ST LONGMONT, CO

- 2. The subject property is classified as COMMERCIAL AUTO DEALER
- 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 \$3,329,705

NEW VALUE \$2,980,000

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). The parties agree that this valuation is for purposes of determining a correct level of value for account # R0048297 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.

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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.

6. A hearing has not been scheduled.

By: Howard licht

June 24, 2019

HOWARD LICHT LICHT & COMPANY INC 9101 E KENYON AVE SUITE 3900 DENVER, CO 80237 Telephone (303)575-9306 By: Michael a. Koerte

June 24, 2019

MICHAEL KOERTJE #21921 OLIVIA LUCAS #36114 Assistant County Attorney P.O. Box 471 Boulder, CO 80306-0471 Telephone (303) 441-3190

CYNTHIA BRADDOCK Boulder County Assessor

By: gary Myco

June 24, 2019

Gary Myco Appraisal Deputy Assessor P.O. Box 471 Boulder, CO 80306-0471 Telephone (303) 441-3530