

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75243
Petitioner: LENNAR COLORADO 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.: R0607684+37
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$3,131,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

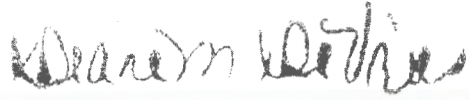
ORDER:

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 17th day of May 2019.

BOARD OF ASSESSMENT APPEALS

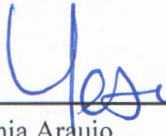


Diane M. DeVries



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



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 75243**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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Docket Number: 75243
Account Number: R0607448
et al (see attached)

BOARD OF ASSESSMENT APPEALS STIPULATION

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LENNAR COLORADO LLC
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:

942 CARBONATE LN ERIE, CO, etc.

2. The subject property is 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 attachment for individual values)

BOE VALUE \$4,233,600

NEW VALUE \$3,131,000

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 # R0607448 and the additional thirty-seven accounts (see attachment) 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.

SCANNED

BY: RED DATE: 5/17/19

Docket Number: 75243
Account Number: R0607448
et al (see attached)

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 approach to value. This stipulation takes into account the thirty-eight subject properties attributes and per development status for tax year 2018. This includes appropriate adjustments to timely, proximate, and similarly situated comparable sales, as well as corrections made by the Assessor to incorrectly described parcels.

6. This hearing set for June 28, 2019 shall be vacated.

By:  _____

Todd Stevens
STEVENS & ASSOCIATES
9635 MAROON CIR STE 450
ENGLEWOOD, CO 80112
Telephone (303)347-1878

By: Michael A. Koertje _____ May 16, 2019

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CYNTHIA BRADDOCK
Boulder County Assessor

By: Cynthia Braddock _____ May 16, 2019

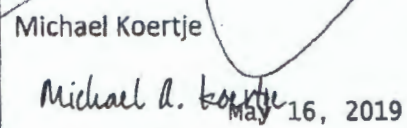
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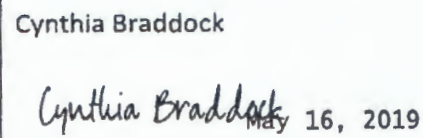
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Year	Parcel Number	2018 Value	New 2018 Negotiated Value
2018	R0607448	\$80,000	\$80,000
2018	R0607684	\$111,300	\$80,000
2018	R0607685	\$111,300	\$80,000
2018	R0607686	\$111,300	\$80,000
2018	R0607703	\$111,300	\$80,000
2018	R0607704	\$111,300	\$80,000
2018	R0607705	\$111,300	\$80,000
2018	R0607706	\$111,300	\$80,000
2018	R0607910	\$120,300	\$75,000
2018	R0607911	\$129,500	\$81,000
2018	R0607912	\$129,400	\$85,000
2018	R0607913	\$120,300	\$85,000
2018	R0607914	\$120,500	\$85,000
2018	R0607929	\$120,900	\$76,000
2018	R0607930	\$120,400	\$75,000
2018	R0607931	\$129,500	\$85,000
2018	R0608596	\$113,900	\$85,000
2018	R0608597	\$113,900	\$85,000
2018	R0608598	\$113,900	\$85,000
2018	R0608599	\$113,900	\$85,000
2018	R0608600	\$113,900	\$85,000
2018	R0608616	\$111,700	\$85,000
2018	R0608617	\$103,600	\$72,000
2018	R0608627	\$103,600	\$72,000
2018	R0608628	\$112,800	\$85,000
2018	R0608629	\$112,800	\$85,000
2018	R0608630	\$103,600	\$85,000
2018	R0608631	\$103,600	\$85,000
2018	R0608632	\$103,600	\$85,000
2018	R0608633	\$103,600	\$85,000
2018	R0608634	\$112,800	\$85,000
2018	R0608635	\$103,600	\$85,000
2018	R0608636	\$112,800	\$85,000
2018	R0608638	\$103,600	\$85,000
2018	R0608639	\$103,600	\$85,000
2018	R0608640	\$103,600	\$85,000
2018	R0608641	\$111,700	\$85,000
2018	R0608637	\$103,600	\$85,000
Totals		\$4,233,600	\$3,131,000

Todd Stevens


Michael Koertje

 May 16, 2019

Cynthia Braddock

 May 16, 2019