

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75272
Petitioner: MCCADDON OLDSMOBILE-CADILLAC IN 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:

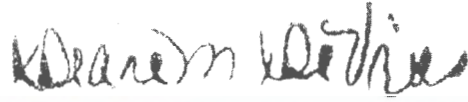
1. Subject property is described as follows:
 County Schedule No.: R0067973
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:
 Total Value: \$7,475,000
 (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 24th day of April 2019.

BOARD OF ASSESSMENT APPEALS

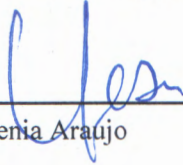


Diane M. DeVries



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: 75272**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2019 APR 24 PM 2:30

Docket Number: 75272
Account Number: R0067973

BOARD OF ASSESSMENT APPEALS STIPULATION

Page 1 of 2

MCCADDON OLDSMOBILE-CADILLAC IN
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:

2460 48TH CT BOULDER, 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: \$7,581,300

NEW VALUE: \$7,475,000

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 # R0067973 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.

Docket Number: 75272
Account Number: R0067973

BOARD OF ASSESSMENT APPEALS STIPULATION

Page 2 of 2

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. Stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

6. This hearing set for June 3, 2019 shall be vacated.

DocuSigned by:
By: David Johnson April 18, 2019
5ABE0D29E11846A...

JOSEPH C SANSONE CO
DAVID JOHNSON
18040 EDISON AVE
CHESTERFIELD, MO 63005-3702
Telephone (636)733-5455

DocuSigned by:
By: Michael A. Koertje April 23, 2019
9E72CB69AC054EF...

MICHAEL KOERTJE #21921
JASMINE RODENBURG #51194
Assistant County Attorney
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

CYNTHIA BRADDOCK
Boulder County Assessor

DocuSigned by:
By: Doug Wright April 18, 2019
B5E9AD1C9E074FC...

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