BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

BLACKFOX PARKWAY ASSOCIATES LLC

v.

Respondent:

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS

ORDER ON STIPULATION

Docket Number:

76479

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:

County Schedule No.: R0514714

Category: Abatement Appeal Property Type: Commercial

- 2. Petitioner is protesting the 17-18 actual value of the subject property.
- The parties agreed that the 17-18 actual value of the subject property should be reduced to:

Total Value: \$5,400,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 17-18 actual value of the subject property, as set forth above.

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

DATED this 4th day of March 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Diane A. Baumbach

Debra A. Baumbach

rdanc Katardin

of Assessment Appeals.

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

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER: 76479

Docket Number: 76479
Account Number: R0514714

STIPULATION

Page 1 of 2

R0514714

BLACKFOX PARKWAY ASSOCIATES LLC

Petitioner.

VS.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS, Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 and 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:

700 KEN PRATT BLVD LONGMONT, CO

- 2. The subject property is classified as COMMERCIAL MERCHANDISING IMPROVEMENTS
- 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.

BOCC VALUE \$5,621,600

NEW VALUE \$5,400,000

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 # R0514714 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: 76479 Account Number: R0514714

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. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

6. The hearing set for March 3, 2020 shall be vacated.

By: Carol Hughett

January 2, 2020

CAROL HUGHETT PARADIGM TAX GROUP 7200 S ALTON WAY, SUITE A-250 CENTENNIAL, CO 80112-5864 By: Michael a. Fourth

January 2, 2020

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: Sara M thorpe

January 2, 2020

Sara Thorpe Commercial Appraisal Supervisor P.O. Box 471 Boulder, CO 80306-0471 Telephone (303) 441-3530