

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>BJ BASELINE LLC</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BOULDER COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 77426</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this Order on Stipulation.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

County Schedule No.:	R0601399
Appeal Category:	VALUATION
Current Classification:	MIXED USE
  
2. Petitioner is protesting the 2019 actual value of the subject property.
  
3. The parties agreed that the 2019 classification and actual value of the subject property should be as follows:

Classification:	VACANT LAND
Actual Value:	\$390,000

(Reference the attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to change the 2019 classification of the subject property as set forth above.

Respondent is ordered to change the 2019 actual value of the subject property as set forth above.

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

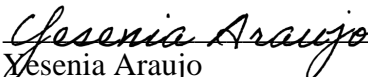
**DATED** this 5<sup>th</sup> day of May, 2020.

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Diane M. DeVries

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

  
\_\_\_\_\_  
Debra A. Baumbach

  
\_\_\_\_\_  
Yesenia Araujo

**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
**DOCKET NUMBER: 77426**

STATE OF COLORADO  
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2020 APR 21 PM 3:45

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Account Number: R0601399

**STIPULATION**

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**BJ BASELINE LLC**

Petitioner.

vs.

**BOULDER COUNTY BOARD OF EQUALIZATION,**  
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

**0 95TH ST LAFAYETTE, CO**

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.

**BOE VALUE \$433,800**

**NEW VALUE \$390,000**

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). Absent statutory exceptions or an unusual condition in 2020, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0601399 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 2019 and 2020 reassessment cycle.

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**STIPULATION**

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

Consideration of the location, topography, planning and zoning uncertainty regarding usage, and the applicable comparable sales supports a reduction in market indicated value for the subject property.

6. Both parties agree that the hearing scheduled for 07/20/2020 shall be vacated.

By: M Van Donseelaar April 21, 2020

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By: Michael A. Koertje April 21, 2020

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By: Martin Soosloff April 21, 2020

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