

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79118</b>
Petitioner: <b>ORRIS FAMILY LLC</b>  v. Respondent: <b>BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0603077**  
**Category: Abatement Appeal                      Property Type: Commercial**
  
2. Petitioner is protesting the 17-18 actual value of the subject property.
  
3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:  

**Total Value: \$2,050,000**  
(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 20th day of March 2020.

**BOARD OF ASSESSMENT APPEALS**

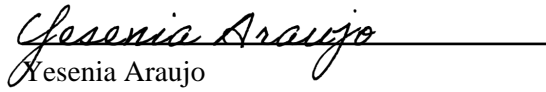


\_\_\_\_\_  
Diane M. DeVries

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



Docket Number: 79118  
Account Number: R0603077

**STIPULATION**

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 79118**

ORRIS FAMILY LLC  
Petitioner.

vs.

BOULDER COUNTY BOARD OF COMMISSIONERS,  
Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2020 FEB 26 PM 3:07

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017-2018 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:

**2314 HWY 287 LAFAYETTE, CO**

- 2. The subject property is classified as **COMMERCIAL - SPEC.PURPOSE-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 year.

**ACTUAL CURRENT VALUE \$2,650,000 NEW VALUE \$2,050,000**

- 4. Brief narrative as to why the reduction was made:

Consideration is given to the cost, market, and income approaches. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

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**STIPULATION**

5. A hearing has not been scheduled.

By: *T. Kranz* February 26, 2020

By: *Michael A. Koertje* February 26, 2020

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CYNTHIA BRADDOCK  
Boulder County Assessor

By: *Gary Myco* February 26, 2020

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