

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 72446</b>
Petitioner: <b>RAMCO HARVEST JUNCTION LLC</b>  v. Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</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.: R0604053+1**  
**Category: Valuation/Protest Appeal      Property Type: Vacant Land**
  
2. Petitioner is protesting the 2017 actual value of the subject property.
  
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:  

**Total Value: \$2,699,080**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.  
 The Boulder County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 19th day of December 2018.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
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*

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

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



STATE OF COLORADO  
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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 72446**

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Docket Number: 72446  
Account Number:  
R0604053 & R0604055

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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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RAMCO HARVEST JUNCTION LLC  
Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent.

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

**R0604053    36 E Ken Pratt Blvd    LONGMONT, CO**  
**R0604055    564 S MARTIN ST    LONGMONT, CO**

2. The subject property is classified as VACANTLAND

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.

**R0604053    BOE VALUE \$1,581,200    NEW VALUE \$1,581,200**  
**R0604055    BOE VALUE \$1,153,966    NEW VALUE \$1,117,880**

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 2018, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0604053 & R0604055 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.

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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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

Reviewed sales of other vacant land with a time adjust to come up with \$18.50 per square foot for a off direct access lot in new commercial subdivision. Settlement was agreed upon by both parties.

6. This hearing set for December 17, 2018 shall be vacated.

By:  November 26, 2018  
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RYAN LLC  
C/O MICHELLE TARBELL *Matthew Poling*  
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By:  November 26, 2018  
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CYNTHIA BRADDOCK  
Boulder County Assessor

By:  November 26, 2018  
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