

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73943</b>
Petitioner: <b>HT FLATIRON LP</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.: R0515446+123**  
     **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: \$17,401,145**  
 (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 October 2018.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

Diane M. DeVries

*Debra A. Baumbach*

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*

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 73943**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2018 OCT 18 AM 11:54

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Docket Number: 73943  
Account Number: R0515446  
et al (see attached)

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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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HT FLATIRON LP

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:

**0 N 111TH ST , ETC. ERIE, 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.
4. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on, September 20, 2018, at 8:30 am be vacated.

**BOE VALUE \$20,850,039**

**NEW VALUE \$17,401,145**

Docket Number: 73943  
Account Number: R0515446  
et al (see attached)

**BOARD OF ASSESSMENT APPEALS STIPULATION**

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

Appropriate consideration was given to the sales comparison approach 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, as well as corrections made by the Assessor to incorrectly described parcels.

6. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

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By: Kimberly Bruetsch October 11, 2018  
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CYNTHIA BRADDOCK  
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STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2018 OCT 18 AM 11:54

Year	Account #	Original Value	CORRECTED VALUES 10/4/2018
2017	R0515446	\$80,000	\$ 35,150
2017	R0515450	\$165,000	\$ 137,500
2017	R0515452	\$35,000	\$ 6,450
2017	R0515453	\$51,000	\$ 15,100
2017	R0602827	\$193,000	\$ 193,000
2017	R0602828	\$57,000	\$ 17,600
2017	R0606821	\$90,039	\$ 9,036
2017	R0607514	\$76,000	\$ 76,000
2017	R0607517	\$75,000	\$ 75,000
2017	R0607518	\$75,000	\$ 75,000
2017	R0607519	\$74,000	\$ 74,000
2017	R0607527	\$82,000	\$ 82,000
2017	R0607528	\$75,000	\$ 75,000
2017	R0607529	\$74,000	\$ 74,000
2017	R0607530	\$76,000	\$ 300
2017	R0607532	\$366,000	\$ 5,480
2017	R0607535	\$1,283,000	\$ 1,283,000
2017	R0607543	\$82,000	\$ 82,000
2017	R0607544	\$69,000	\$ 69,000
2017	R0607545	\$69,000	WITHDRAWN
2017	R0607547	\$69,000	WITHDRAWN
2017	R0607564	\$132,000	\$ 1,000
2017	R0607565	\$176,000	\$ 17,649
2017	R0607588	\$196,000	\$ 14,400
2017	R0607589	\$437,000	\$ 10,170
2017	R0607590	\$135,000	\$ 1,060
2017	R0607591	\$3,603,000	\$ 3,418,000
2017	R0607592	\$2,828,000	\$ 2,668,000
2017	R0607593	\$2,298,000	\$ 2,143,000
2017	R0607654	\$79,000	\$ 79,000
2017	R0607655	\$79,000	\$ 79,000
2017	R0607656	\$79,000	\$ 79,000
2017	R0607657	\$86,000	\$ 86,000
2017	R0607658	\$80,000	\$ 80,000
2017	R0607659	\$79,000	\$ 79,000
2017	R0607660	\$80,000	\$ 80,000
2017	R0607661	\$80,000	\$ 80,000
2017	R0607662	\$80,000	\$ 80,000
2017	R0607663	\$79,000	\$ 79,000
2017	R0607664	\$79,000	\$ 79,000
2017	R0607665	\$79,000	\$ 79,000
2017	R0607666	\$79,000	\$ 79,000
2017	R0607667	\$79,000	\$ 79,000
2017	R0607668	\$79,000	\$ 79,000
2017	R0607669	\$79,000	\$ 79,000
2017	R0607670	\$79,000	\$ 79,000
2017	R0607671	\$79,000	\$ 79,000
2017	R0607672	\$79,000	\$ 79,000
2017	R0607673	\$81,000	\$ 81,000
2017	R0607674	\$79,000	\$ 79,000
2017	R0607675	\$79,000	\$ 79,000
2017	R0607676	\$79,000	\$ 79,000

Reviewed by:

DocuSigned by:

*Kimberly Bruetsch*

October 11, 2018

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**Brian A. Magoon #9072 and/or  
Kimberley A. Bruetsch #32838**

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*Jennifer Mendez*

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**Jennifer Mendez**

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*Michael Koertje*

October 11, 2018

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**Michael Koertje #21921**

2017	R0607677	\$79,000	\$	79,000
2017	R0607678	\$79,000	\$	79,000
2017	R0607679	\$79,000	\$	79,000
2017	R0607680	\$79,000	\$	79,000
2017	R0607681	\$79,000	\$	79,000
2017	R0607682	\$79,000	\$	79,000
2017	R0607683	\$79,000	\$	79,000
2017	R0607684	\$79,000	\$	79,000
2017	R0607685	\$79,000	\$	79,000
2017	R0607686	\$79,000	\$	79,000
2017	R0607687	\$79,000	\$	79,000
2017	R0607688	\$79,000	\$	79,000
2017	R0607689	\$79,000	\$	79,000
2017	R0607690	\$79,000	\$	79,000
2017	R0607691	\$79,000	\$	79,000
2017	R0607692	\$79,000	\$	79,000
2017	R0607693	\$79,000	\$	79,000
2017	R0607694	\$81,000	\$	81,000
2017	R0607695	\$81,000	\$	81,000
2017	R0607696	\$79,000	\$	79,000
2017	R0607697	\$79,000	\$	79,000
2017	R0607698	\$79,000	\$	79,000
2017	R0607699	\$79,000	\$	79,000
2017	R0607700	\$79,000	\$	79,000
2017	R0607701	\$79,000	\$	79,000
2017	R0607702	\$79,000	\$	79,000
2017	R0607703	\$79,000	\$	79,000
2017	R0607704	\$79,000	\$	79,000
2017	R0607705	\$79,000	\$	79,000
2017	R0607706	\$79,000	\$	79,000
2017	R0607707	\$494,000	\$	13,280
2017	R0607708	\$129,000	\$	970
2017	R0607709	\$130,000	\$	980
2017	R0607710	\$100,000	\$	570
2017	R0607711	\$252,000	\$	3,450
2017	R0607902	\$73,000	\$	73,000
2017	R0607903	\$63,000	\$	63,000
2017	R0607904	\$63,000	\$	63,000
2017	R0607905	\$63,000	\$	63,000
2017	R0607906	\$62,000	\$	62,000
2017	R0607907	\$63,000	\$	63,000
2017	R0607908	\$63,000	\$	63,000
2017	R0607909	\$63,000	\$	63,000
2017	R0607912	\$67,000	\$	67,000
2017	R0607913	\$63,000	\$	63,000
2017	R0607914	\$63,000	\$	63,000
2017	R0607915	\$63,000	\$	63,000
2017	R0607916	\$63,000	\$	63,000
2017	R0607917	\$62,000	\$	62,000
2017	R0607918	\$62,000	\$	62,000
2017	R0607919	\$62,000	\$	62,000
2017	R0607920	\$63,000	\$	63,000
2017	R0607921	\$73,000	\$	73,000
2017	R0607922	\$73,000	\$	73,000
2017	R0607923	\$63,000	\$	63,000

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October 11, 2017

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2017	R0607924	\$63,000	\$	63,000
2017	R0607925	\$63,000	\$	63,000
2017	R0607926	\$62,000	\$	62,000
2017	R0607927	\$63,000	\$	63,000
2017	R0607928	\$63,000	\$	63,000
2017	R0607929	\$63,000	\$	63,000
2017	R0607930	\$63,000	\$	63,000
2017	R0607931	\$67,000	\$	67,000
2017	R0607939	\$63,000	\$	63,000
2017	R0607940	\$63,000	\$	63,000
2017	R0607941	\$73,000	\$	73,000
2017	R0607942	\$73,000	\$	73,000
2017	R0607943	\$63,000	\$	63,000
2017	R0607944	\$63,000	\$	63,000
2017	R0607945	\$63,000	\$	63,000
2017	R0607959	\$63,000	\$	63,000
2017	R0607960	\$63,000	\$	63,000
2017	R0607961	\$63,000	\$	63,000
2017	R0607962	\$73,000	\$	73,000
		<b>\$20,850,039</b>	<b>\$</b>	<b>17,401,145</b>

Reviewed by:

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*Kimberly Bruetsch* October 11, 20

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