

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75072</b>
Petitioner: <b>NORTHRIM PROPERTIES 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.: R0082684**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
  
2. Petitioner is protesting the 2018 actual value of the subject property.
  
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:  
  

**Total Value: \$2,900,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.  
  
 The Boulder County Assessor is directed to change his/her records accordingly.

**DATED** this 29th day of January 2019.

**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



Docket Number: 75072  
Account Number: R0082684

STATE OF COLORADO  
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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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

NORTHRIM PROPERTIES LLC

Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent.

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

**6880 WINCHESTER CIR BOULDER, CO**

2. The subject property is classified as INDUSTRIAL - MANUFACTURING/PROCESSING 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.

**BOE VALUE \$3,096,900**

**NEW VALUE \$2,900,000**

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 # R0082684 for the reassessment cycle at issue here.

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**BOARD OF ASSESSMENT APPEALS STIPULATION**

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

A reduction in value is warranted based on an analysis of market income and sales data.

6. The hearing scheduled for April 25, 2019 shall be vacated.

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C/O MIKE WALTER  
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CYNTHIA BRADDOCK  
Boulder County Assessor

DocuSigned by:  
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