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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 75241</b> |
| Petitioner:<br><b>RICHARD F. THOMAS</b><br><br>v.<br><br>Respondent:<br><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.: R0089168**  
     **Category: Valuation/Protest Appeal      Property Type: Agricultural**
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:      \$3,500**  
 (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 March 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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 75241**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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Docket Number: 75241  
Account Number: R0089168

**BOARD OF ASSESSMENT APPEALS STIPULATION**

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**RICHARD F. THOMAS**

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:

**0 N 119TH ST UNINCORPORATED BOULDER COUNTY, CO**

2. The subject property is classified as **AGRICULTURAL**

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 \$6,400**

**NEW VALUE \$3,500**

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 # R0089168 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**

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

This agreement is a result of a site visit and a review of sales, and consideration of factors such as the subject's condition, non-buildable status, lack of access and location in a flood plain.

6. The hearing set for May 10, 2019 shall be vacated.

DocuSigned by:  
By: Richard Thomas March 29, 2019  
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CYNTHIA BRADDOCK  
Boulder County Assessor

DocuSigned by:  
By: Tammy Bowen March 29, 2019  
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