

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75291
Petitioner: COAL CREEK INVESTMENT LEASING COMPANY LLC	
v. Respondent: BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON STIPULATION	

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.: R0602007
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$2,100,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 actual value of the subject property, as set forth above.

 The Boulder County Assessor is directed to change his/her records accordingly.

DATED this 11th day of April 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



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 75291**

COAL CREEK INVESTMENT LEASING COMPANY LLC
Petitioner.

vs.

BOULDER COUNTY BOARD OF COMMISSIONERS,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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:

140 OLD LARAMIE TRL LAFAYETTE, CO

2. The subject property is classified as COMMERCIAL - MEDICAL BUILDING

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 \$2,592,300

NEW VALUE \$2,100,000

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). Absent statutory exceptions or an unusual condition in 2016, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0602007 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 2015 and 2016 reassessment cycle. This value is based on an equalization of the 2015 settlement value.

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BOARD OF ASSESSMENT APPEALS STIPULATION

5. 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, appropriate adjustments to timely, proximate, similarly situated comparable sales, and the condition of the subject property has been reviewed.

6. This hearing set for June 25, 2019 shall be vacated.

DocuSigned by:
By: Mike Walter April 4, 2019
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1ST NET REAL ESTATE SERVICES INC
C/O MIKE WALTER
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By: Michael A. Koertje April 8, 2019
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CYNTHIA BRADDOCK
Boulder County Assessor

DocuSigned by:
By: Gary Myco April 6, 2019
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