

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75295
Petitioner: NORTHRIM PROPERTIES 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.: R0082684
Category: Abatement Appeal Property Type: Commercial

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: \$2,900,000
 (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 this 14th day of February 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



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number: 75295
Account Number: R0082684

2019 FEB 13 PM 1: 14

BOARD OF ASSESSMENT APPEALS STIPULATION

Page 1 of 2

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 75295**

NORTHRIM PROPERTIES LLC

Petitioner.

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS,
Respondent.

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:

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.

Docket Number: 75295
Account Number: R0082684

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. A hearing has not been scheduled.

By: DocuSigned by: Mike Walter February 13, 2019
4388380F34474B6...

1ST NET REAL ESTATE SERVICES INC
C/O MIKE WALTER
3333 S WADSWORTH BLVD STE D-105
LAKEWOOD, CO 80227
Telephone (720)962-5750

By: DocuSigned by: Casie A. Stokes February 13, 2019
9E72CB69ACC54EF...

MICHAEL KOERTJE #21921
JASMINE RODENBURG #51194
CASIE STOKES #38623
Assistant County Attorney
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

CYNTHIA BRADDOCK
Boulder County Assessor

By: DocuSigned by: Sara M Thorpe February 13, 2019
00A7D6A5D23941C...

Sara Thorpe
Commercial Supervisor
P.O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3530