



DATED this 4th day of March 2020.

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.

*Gordana Katardzic*

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 76479**

2020 JAN -2 AM 11:58

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

Docket Number: 76479  
Account Number: R0514714

**STIPULATION**

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**BLACKFOX PARKWAY ASSOCIATES LLC**  
Petitioner.

vs.

**BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS,**  
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 and 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:

**700 KEN PRATT BLVD LONGMONT, CO**

2. The subject property is classified as **COMMERCIAL - MERCHANDISING 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 years.

**BOCC VALUE \$5,621,600**

**NEW VALUE \$5,400,000**

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 # R0514714 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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5. Brief narrative as to why the reduction was made:

Appropriate consideration was given to the sales comparison, income and cost approaches 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.

6. The hearing set for March 3, 2020 shall be vacated.

By: Carol Hughett January 2, 2020

CAROL HUGHETT  
PARADIGM TAX GROUP  
7200 S ALTON WAY, SUITE A-250  
CENTENNIAL, CO 80112-5864

By: Michael A. Koertje January 2, 2020

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CYNTHIA BRADDOCK  
Boulder County Assessor

By: Sara M Thorpe January 2, 2020

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