

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78662</b>
Petitioner: <b>ST THOMAS AQUINAS HOUSING CO</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.: R0013958+27**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$11,602,500**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 12th day of May 2020.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*Gesenia Araujo*

\_\_\_\_\_  
Gesenia Araujo



Docket Number: 78662  
Account Number: R0013939 et al (see attached)

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

STIPULATION

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 78662**

ST THOMAS AQUINAS HOUSING CO

Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 valuation of the 28 subject properties, 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 28 properties subject to this Stipulation are described as follows:

3435-3485	ASH AVE	BOULDER, CO
3310-3390	BERKLEY CT	BOULDER, CO
3330-3398	MOORHEAD AVE	BOULDER, CO

2. The subject properties are classified as RESIDENTIAL - SINGLE FAM RES IMPROVEMENTS
3. After a timely appeal and further review and negotiations, the parties stipulate and agree that the cumulative actual value of the subject properties should be changed as follows for the above-described tax year. The spreadsheet attached as Exhibit 1 shows the new values on a property-by-property basis.

**BOE VALUE \$13,758,100**

**NEW VALUE \$11,602,500**

4. Petitioner agrees that absent an unusual condition, the corrected values reflected above and in Exhibit 1 are intended to be the values for both years of the appraisal cycle per C.R.S 39-1-104 (10.2). Absent statutory exceptions or an unusual condition in 2020, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0013939 et al (see attached) 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 2019 and 2020 assessment cycle.

Docket Number: 78662  
Account Number: R0013939 et al (see attached)

**STIPULATION**

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

A review of comparable sales in the immediate vicinity of the subject property resulted in support for a lower value than was assessed by the Board of Equalization.

6. This hearing set for September 9, 2020 shall be vacated.

By: Deborah Tam April 28, 2020

TAM DEBORAH A  
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By: Olivia D. Lucas April 28, 2020

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CYNTHIA BRADDOCK  
Boulder County Assessor

By: David Martinez April 28, 2020

David Martinez  
Residential Appraisal Supervisor  
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Year	Account No.	BOE Value	Stipulated Value	Resolution
2019	R0013939	\$ 470,000.00	\$ 418,900.00	Stipulation
2019	R0013940	\$ 496,400.00	\$ 446,200.00	Stipulation
2019	R0013941	\$ 464,800.00	\$ 413,400.00	Stipulation
2019	R0013942	\$ 463,400.00	\$ 412,600.00	Stipulation
2019	R0013943	\$ 545,100.00	\$ 448,500.00	Stipulation
2019	R0013944	\$ 461,100.00	\$ 410,300.00	Stipulation
2019	R0013945	\$ 559,200.00	\$ 468,000.00	Stipulation
2019	R0013946	\$ 478,800.00	\$ 434,500.00	Stipulation
2019	R0013948	\$ 538,600.00	\$ 443,000.00	Stipulation
2019	R0013949	\$ 460,600.00	\$ 410,300.00	Stipulation
2019	R0013950	\$ 536,400.00	\$ 441,500.00	Stipulation
2019	R0013951	\$ 455,200.00	\$ 405,600.00	Stipulation
2019	R0013952	\$ 611,400.00	\$ 460,200.00	Stipulation
2019	R0013953	\$ 608,200.00	\$ 457,900.00	Stipulation
2019	R0013954	\$ 460,800.00	\$ 412,600.00	Stipulation
2019	R0013955	\$ 441,700.00	\$ 391,600.00	Stipulation
2019	R0013956	\$ 548,800.00	\$ 460,200.00	Stipulation
2019	R0013957	\$ 475,500.00	\$ 410,300.00	Stipulation
2019	R0013958	\$ 491,900.00	\$ 386,900.00	Stipulation
2019	R0013959	\$ 421,100.00	\$ 376,000.00	Stipulation
2019	R0013960	\$ 433,800.00	\$ 338,500.00	Stipulation
2019	R0013961	\$ 535,800.00	\$ 456,000.00	Stipulation
2019	R0013962	\$ 421,300.00	\$ 376,000.00	Stipulation
2019	R0013963	\$ 496,800.00	\$ 413,400.00	Stipulation
2019	R0013964	\$ 429,200.00	\$ 384,500.00	Stipulation
2019	R0013965	\$ 496,400.00	\$ 414,200.00	Stipulation
2019	R0013966	\$ 420,000.00	\$ 374,400.00	Stipulation
2019	R0013967	\$ 535,800.00	\$ 337,000.00	Stipulation
<b>Totals</b>		<b>\$13,758,100.00</b>	<b>\$11,602,500.00</b>	

*Deborah Tam*

April 28, 2020

Deborah Tam

*David Martinez*

April 28, 2020

David A. Martinez

*Olivia D. Lucas*

April 28, 2020

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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**Mike Koertje**