

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78768</b>
Petitioner: <b>6580 LOOKOUT ROAD LLC</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.: R0602955+2**  
**Category: Valuation/Protest Appeal      Property Type: Mixed Use**
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: \$72,136,400**  
(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 2nd day of November 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

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 78768**

---

Docket Number: 78768  
Account Number: R0602955, R0610360, R0610361

---

STIPULATION

Page 1 of 2

---

6580 LOOKOUT ROAD LLC

Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent.

---

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

6618 FINLEY PL. BOULDER, CO  
5355-5378 GUNBARREL PL. BOULDER, CO

2. The subject property is classified as MIXED USE- APARTMENTS AND COMMERCIAL
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.

<b>R0602955-</b>	BOE VALUE \$29,440,000	NEW VALUE \$28,132,800
<b>R0610360-</b>	BOE VALUE \$18,676,000	NEW VALUE \$17,303,600
<b>R0610361-</b>	BOE VALUE \$26,700,000	NEW VALUE \$26,700,000-no change
<b>Total Value-</b>	\$74,816,000	\$72,136,400

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 2020, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0602955, R0610360, R0610361 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 reassessment cycle.

---

Docket Number: 78768  
Account Number: R0602955, R0610360, R0610361

---

STIPULATION

Page 2 of 2

---

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

Appropriate consideration was given to the market, income, and cost approaches to value. The stipulated value takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales. Commercial retail areas had vacancy, so an adjustment was made.

6. This hearing set for November 6, 2020 shall be vacated.

By: tom downey October 15, 2020

THOMAS E DOWNEY JR #9686  
DOWNEY & ASSOCIATES PC  
6855 S HAVANA ST STE 600  
CENTENNIAL, CO 80112  
Telephone (303)813-1111

By: Michael A. Koertje October 15, 2020

MICHAEL KOERTJE #21921  
OLIVIA LUCAS #36114  
Assistant County Attorney  
P.O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3190

CYNTHIA BRADDOCK  
Boulder County Assessor

By: Cynthia Braddock October 15, 2020

Cynthia Braddock  
Assessor  
P.O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3530