

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79029</b>
Petitioner: <b>HAROLD LEE AND LINDA BUXTON</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.: R0143082**  
**Category: Valuation/Protest Appeal      Property Type: Agricultural**
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: \$845,000**  
(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 April 2021.

**BOARD OF ASSESSMENT APPEALS**



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

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



\_\_\_\_\_  
Sondra W. Mercier

Martha Hernandez Sanchez  
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 79029**

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**STIPULATION**

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HAROLD LEE & LINDA ELLEN BUXTON  
Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent.

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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:

**13451 N 87TH ST LONGMONT, CO 80503**

2. The subject property is classified as AGRICULTURAL - FARM/RANCH RESIDENTIAL 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 \$900,000**

**NEW VALUE \$845,000**

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 2020, the parties agree that this valuation is for purposes of determining a correct level of value for account # R0143082 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.

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**STIPULATION**

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

A review of the effect to value of the land encumbered by a gas line easement and the applicable comparable sales adjustment support a reduction to the 2019 market indicated value for the subject property.

6. The hearing scheduled for January, 22nd 2021 shall be vacated.

By: Harold Lee Buxton August 28, 2020

HAROLD LEE BUXTON  
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By: Michael A. Koertje August 31, 2020

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CYNTHIA BRADDOCK  
Boulder County Assessor

By: Martin Soosloff August 31, 2020

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