

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79347</b>
Petitioner: <b>WSA FRATERNAL LIFE</b>  v.  Respondent: <b>BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS</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.: R0510828**  
**Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 17-18 actual value of the subject property.
3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:  

**Total Value: \$1,355,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 17-18 actual value of the subject property, as set forth above.

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

**DATED** this 16th day of December 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



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**STIPULATION**

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 79347**

WSA FRATERNAL LIFE,  
Petitioner.

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS,  
Respondent.

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

**579 N HWY 287 LAFAYETTE, CO**

2. The subject property is classified as COMMERCIAL - RESTAURANTS
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 \$1,426,340**

**NEW VALUE \$1,355,000**

4. 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.
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.

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**STIPULATION**

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6. This hearing set for February 24, 2021 shall be vacated.

By: Todd J. Stevens December 16, 2020

By: Olivia D. Lucas December 16, 2020

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CYNTHIA BRADDOCK  
Boulder County Assessor

By: Brian Floyd December 16, 2020

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