

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79351
Petitioner: 520 STACY COURT LLC v. Respondent: BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON STIPULATION	

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.: R0120992
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: \$875,000
(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 3rd 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



Docket Number:
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STIPULATION

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 79351**

520 STACY COURT LLC
Petitioner.

vs.

BOULDER COUNTY BOARD OF COUNTY COMMISIONERS,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding tax years 2017-2018 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:

520 STACY CT LAFAYETTE, CO

2. The subject property is classified as INDUSTRIAL - INDUSTRIAL OFFICE
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.

BOCC VALUE \$1,005,000

NEW VALUE \$875,000

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 # R0120992 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.
5. Brief narrative as to why the reduction was made: Consideration is given to the market, and income approaches. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, similarly situated comparable sales.

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STIPULATION

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6. This hearing set for February 4, 2021 shall be vacated.

By: Todd J. Stevens December 3, 2020

By: Michael A. Koertje December 3, 2020

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CYNTHIA BRADDOCK
Boulder County Assessor

By: Sara M Thorpe December 3, 2020
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