

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79626
Petitioner: SETTLERS FORTRESS 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.: R0033089
Category: Abatement Appeal Property Type: Commercial
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: \$5,300,000
(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 27th day of January 2021.

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: 79626**

Docket Number: 79626
Account Number: R0033089

STIPULATION

Page 1 of 2

SETTLERS FORTRESS LLC
Petitioner.
vs.

BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS,
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:

250 ARAPAHOE AVE UNINCORPORATED BOULDER COUNTY, CO

2. The subject property is classified as **COMMERCIAL – OFFICES-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: \$5,865,000

NEW VALUE: \$5,300,000

Docket Number: 79626
Account Number: R0033089

STIPULATION

Page 2 of 2

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. Stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales.

5. This hearing set for March 3, 2021 shall be vacated.

By: Jason Flynn January 26, 2021

CATALYST PROPERTY TAX CONSULTANTS
LLC
JASON FLYNN
2291 ARAPAHOE AVE
BOULDER, CO 80302
Telephone (720)744-3237

By: Olivia D. Lucas January 27, 2021

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 January 26, 2021

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