

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 80302
Petitioner: 220 CENTRAL 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.: R0072658
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: \$2,900,000
(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 28th 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: 80302**

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Account Number: R0072658

STIPULATION

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220 Central 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:

2200 CENTRAL AVE BOULDER, CO

2. The subject property is classified as INDUSTRIAL - MANUFACTURING/PROCESSING 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 \$3,010,000

NEW VALUE \$2,900,000

4. Petitioner agrees that absent an unusual condition, this corrected value is intended to be the value for 2019 tax year. The parties agree that this valuation is for purposes of determining a correct level of value for account # R0072658 for tax year 2019. As result of this Stipulation, Petitioner waives the right to file a protest or otherwise further appeal the valuation for the 2019.

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STIPULATION

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

Consideration is given to the cost, market, and income approaches. This stipulation takes into account the subject property's attributes after comparison, appropriate adjustments to timely, proximate, similarly situated comparable sales, and the condition of the subject property has been reviewed.

6. This hearing set for April 2, 2021 shall be vacated.

By: James Bick January 28, 2021

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By: Michael A. Koertje January 28, 2021

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By: Brian Floyd January 28, 2021

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