

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>COALTON HOLDINGS LLC,</p> <p>v.</p> <p>Respondent:</p> <p>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq Address: 1700 17th St., #1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 40930</p>
<p>ORDER ON STIPULATION</p>	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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.: R1146271

Category: Valuation **Property Type: Commercial**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

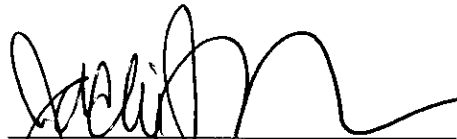
The Broomfield County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 4th day of September, 2003.

This decision was put on the record


September 3, 2003

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




Jackie J. Brown

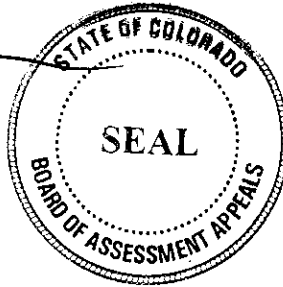
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</p> <p>1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner: COALTON HOLDINGS LLC</p> <p>Respondent: THE CITY AND COUNTY OF BROOMFIELD BOARD OF EQUALIZATION</p> <hr/> <p>Attorney for Respondent:</p> <p>Byron Howell, # 24604 Deputy City & County Attorney City & County Attorney's Office Municipal Center One DesCombes Drive Broomfield, CO 80020 303-464-5850 (phone) 303-464-5849 (fax)</p>	<p style="text-align: right;">SEP-02 11:14:39</p>
	<p>Docket Number: 40930</p> <p>Schedule Number: R1146271</p>
<p>STIPULATION AS TO VALUE (As to Tax Year 2002, Actual Value)</p>	

THE PARTIES TO THIS ACTION hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree to stipulate as follows:

1. The property subject to this stipulation is described as follows:

Subject property under Schedule R1146271, as a whole, is situated at three locations: at 549 Flatiron Blvd., Broomfield, Colorado—classified as Commercial property; at 547 Flatiron Blvd., Broomfield, Colorado—classified as Exempt property, and at 520 Zang St., Broomfield, Colorado—classified as Commercial property.

2. The County Assessor originally assigned the following actual value to the subject property as a whole for tax year 2002:

Land	\$1,876,500
Improvements	<u>\$7,358,500</u>
Total	\$9,235,000

3. The Petitioner timely requested in writing to the Board of Equalization (BOE) of the City and County of Broomfield, an administrative denial of their 2002 appeal of the value for the above referenced properties as a whole. The BOE accepted their request for administrative denial and left the actual value of the subject property, as a whole, the same as the County Assessor's actual value.

4. After Petitioner's timely appeal to the State Board of Assessment Appeals, the Respondent split the subject property as a whole, into three account numbers as follows:

Account R8861037 is property at 549 Flatiron Blvd., Broomfield, Colorado, and is classified as Commercial Property.

Account R8861038 is property at 547 Flatiron Blvd., Broomfield, Colorado, and is classified as Exempt Property.

Account R8861039 is property at 520 Zang St., Broomfield, Colorado, and is classified as Commercial Property.

2. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Account R8861037

-Actual Value (Assessor and BOE)

Land	\$438,920
Improvements	<u>\$2,000,000</u>
Total	\$2,438,920

-New Stipulated Value

Land	\$438,920
Improvements	<u>\$1,791,080</u>
Total	\$2,230,000

Account 8861038**-Actual Value (Assessor and BOE)**

Land	\$339,070
Improvements	<u>\$949,780</u>
Total	\$1,348,850

-New Stipulated Value

***Value not changing as part of stipulation**

Account R8861039**-Actual Value (Assessor and BOE)**

Land	\$1,038,510
Improvements	<u>\$4,408,720</u>
Total	\$5,447,230

-New Stipulated Value

Land	\$1,038,510
Improvements	<u>\$2,646,490</u>
Total	\$3,685,000

Grand total of Stipulated Valuation:	\$2,230,000
	\$1,348,850
	<u>\$3,685,000</u>
	\$7,263,850

***The Parties agree to \$7,263,850 actual value for the subject property for tax year 2002.**

3. The stipulated valuation of \$7,263,850, as established above, shall be binding only with respect to tax year 2002.

- 4. This reduction was made as a result of an analysis of income information.
- 5. Both Parties agree that the hearing scheduled before the Board of Assessment Appeals on September 15, 2003 at 1:00 PM be vacated.

DATED this 2 day of September, 2003.

Byron Howell Nancy D. Anders

Petitioner
BY *[Signature]* #1685

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Docket Number 40930