

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 416,400.00
Improvements	<u>\$1,258,600.00</u>
Total	\$1,675,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

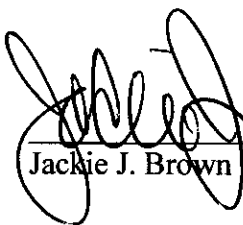
The Broomfield County Assessor is directed to change his/her records accordingly.

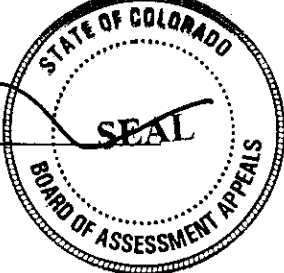
DATED/MAILED this 21st day of April, 2004.

This decision was put on the record

April 20, 2004

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


Jackie J. Brown

The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center, the word "SEAL" is written in a bold, serif font.

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41374
Single County Schedule Number: R1016347

STIPULATION (As to Tax Year 2003 Actual Value)

COMMANDER LEASING CO.
Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

RECEIVED
01 APR 20 PM 12:31

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

Broomfield County Schedule No. R1016347
aka 400 Burbank Street, Broomfield, Colorado

2. The subject property is classified as Commercial Real property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 416,400.00
Improvements	\$1,292,450.00
Total	\$1,708,850.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$416,400.00
Improvements	\$1,292,450.00
Total	\$1,708,850.00

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	<u>\$ 416,400.00</u>
Improvements	<u>\$1,258,600.00</u>
Total	<u>\$1,675,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

Actual income and expenses analyzed for 2001 and 2002.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 5, 2004, at 8:30 a.m. be vacated.

DATED this 19th day of April, 2004.

[Signature] AGENT
 Petitioner(s) or Agent or Attorney

[Signature]
 Tami Yellico, #19417
 County Attorney for Respondent,
 Board of Equalization

Address:

JACIL P. HANNA AGENT
CP&Z PROPERTY TAX SOLUTIONS, INC.
P.O. Box 2798
LITTLETON, CO 80161
 Telephone: 303-850-9945

Address:

City and County of Broomfield
 One DesCombes Drive
 Broomfield, CO 80020
 303-464-5806

[Signature]
 Nancy D. Anders, County Assessor

Address:

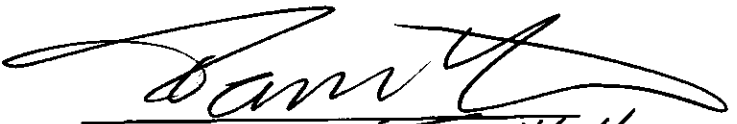
City and County of Broomfield
 One DesCombes Drive
 Broomfield, CO 80020
 303-438-6291

Docket Number 41374

CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2003 Actual Value) was sent via U.S. Postal Service, Regular Mail, prepaid, this 19th day of April, 2004, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203


Diane E. Eismann *lami yellow*

BAA Docket No. 41374
Petitioner: Commander Leasing Co.
Schedule No. R1016347