

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BTC RETAIL DEVELOPERS 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: 1st Net Real Estate Services Inc Mike Walter</p> <p>Address: 2255 S Wadsworth Blvd, Suite 108 Lakewood, CO 80227</p> <p>Phone Number: (720) 962-5750</p>	<p>Docket Number: 41388</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.: R1129440+9

Category: Valuation **Property Type: Commerical**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 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 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 20th day of April, 2004.

This decision was put on the record

April 19, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41388

Multiple County Schedule Numbers: R1129440+9 (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2003 Actual Value)

BTC RETAIL DEVELOPERS LLC
Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Commercial Real property.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.
7. Brief narrative as to why the reduction was made:

Actual income and expense analysis in conjunction with market sales were used to arrive at a recommended total aggregate value for this center.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 3, 2004, at 1:00 p.m. be vacated.

DATED this 15th day of April, 2004.




Petitioner or Agent or Attorney
MIKE WALTER

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Nancy D. Anders, County Assessor

Address:

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Docket Number 41388

ATTACHMENT A
Actual Values as assigned by the Assessor.

Docket Number 41388

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
1. R1129426	\$ 311,450	\$ 267,750	\$ 579,200
2. R1129427	419,270	593,730	1,013,000
3. R1129428	311,450	158,000	469,450
4. R1129434	650,340	462,530	1,112,870
5. R1129436	450,410	1,095,320	1,545,730
6. R1129440	3,588,840	8,811,160	12,400,000
7. R1129444	1,630		1,630
8. R1129445	31,770		31,770
9. R1147515	398,270	676,730	1,075,000
10. R8861279	688,380	1,021,200	1,709,580
TOTAL:	\$6,851,810	\$13,086,420	\$19,938,230

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 41388

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
1. R1129426	\$ 311,450	\$ 267,750	\$ 579,200
2. R1129427	419,270	593,730	1,013,000
3. R1129428	311,450	158,000	469,450
4. R1129434	650,340	462,530	1,112,870
5. R1129435	450,410	1,095,320	1,545,730
6. R1129440	3,588,840	8,811,160	12,400,000
7. R1129444	1,630		1,630
8. R1129445	31,770		31,770
9. R1147515	398,270	676,730	1,075,000
10. R8861279	688,380	1,021,200	1,709,580
TOTAL:	\$6,851,810	\$13,086,420	\$19,938,230

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 41388

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
1. R1129426	\$ 311,450	\$ 267,750	\$ 579,200
2. R1129427	419,270	593,730	1,013,000
3. R1129428	311,450	158,000	469,450
4. R1129434	650,340	462,530	1,112,870
5. R1129435	450,410	874,170	1,324,580
6. R1129440	3,588,840	8,687,160	12,276,000
7. R1129444	1,630		1,630
8. R1129445	31,770		31,770
9. R1147515	398,270	301,730	700,000
10. R8861279	688,380	303,120	991,500
TOTAL:	\$6,851,810	\$11,648,190	\$18,500,000