

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THEODORE WAIBEL,</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 Dan George</p> <p>Address: 2255 S. Wadsworth Blvd., Suite 108 Lakewood, CO 80227</p> <p>Phone Number: (720) 962-5750</p>	<p>Docket Number: 41453</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.: R01019116

Category: Valuation **Property Type: Commercial**
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:

Land	\$ 252,470.00
Improvements	<u>\$ 857,530.00</u>
Total	\$1,110,000.00

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.

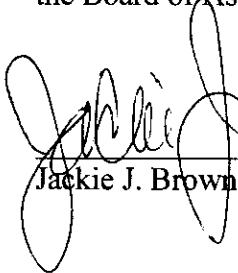
The Broomfield County Assessor is directed to change his/her records accordingly.

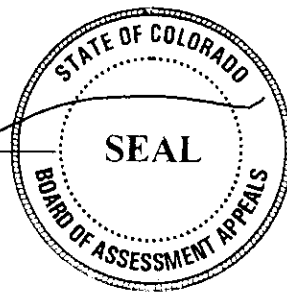
DATED/MAILED this 19th day of March, 2004.

This decision was put on the record

March 18, 2004

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

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41453
Single County Schedule Number: R1019116

STIPULATION (As to Tax Year 2003 Actual Value)

THEODORE WAIBEL
Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

RECORDED
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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 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:

Schedule No. R1019116 @ 660 Compton Street.

2. The subject property is classified as Commercial Real.

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

Land	<u>\$ 252,470.00</u>
Improvements	<u>\$ 978,900.00</u>
Total	<u>\$1,231,370.00</u>

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

Land	<u>\$ 252,470.00</u>
Improvements	<u>\$ 978,900.00</u>
Total	<u>\$1,231,370.00</u>

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>\$ 252,470.00</u>
Improvements	<u>\$ 857,530.00</u>
Total	<u>\$ 1,110,000.00</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 were supplied to substantiate the above reduction. Cost and market were considered but actual income was given the most weight.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 13, 2004, at 10:30 a.m. be vacated.

DATED this 17th day of March, 2004.

Don George
Petitioner or Agent or Attorney

Tom Yet
County Attorney for Respondent,
Board of Equalization

Address:

1st Net Real Estate Services, Inc.
2255 S. Wadsworth Blvd., Ste 108
Lakewood, CO 80227

Telephone: 720 962 5750

Address:

City and County of Broomfield
One DeSCombes Drive
Broomfield, CO 80020

303-434-5806

Mary D. Anders
County Assessor

Address:

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

Docket Number 41453

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 17th day of March, 2004, addressed to the following:

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



Diane E. Eismann

Schedule No. R1019116
BAA Docket No. 41453
Petitioner: Theodore Waibel