

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>UNDERWOOD REVOCABLE LIVING TRUST,</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: Bridge & Associates Greg Evans</p> <p>Address: P.O. Box 280367 Lakewood, CO 80227</p> <p>Phone Number: (303) 237-6997</p>	<p>Docket Number: 41666</p>
<p style="text-align: center;">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.: R1087857

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	\$ 483,620.00
Improvements	\$ <u>966,880.00</u>
Total	\$1,450,500.00

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 26th day of May, 2004.

This decision was put on the record

May 25, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

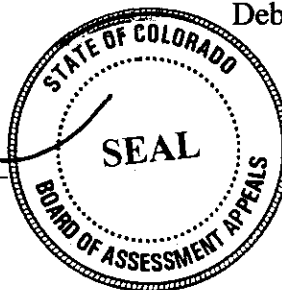
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41666
Single County Schedule Number: R1087857

STIPULATION (As to Tax Year 2003 Actual Value)

UNDERWOOD REVOCABLE LIVING TRUST
Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

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STATE OF COLORADO
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:

Broomfield County Schedule No. R1087857;
aka 2095 W. 6th Avenue, 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	\$ 483,620.00
Improvements	\$1,063,480.00
Total	<u>\$1,547,100.00</u>

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

Land	\$ 483,620.00
Improvements	\$1,063,480.00
Total	<u>\$1,547,100.00</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>\$ 483,620.00</u>
Improvements	<u>\$ 966,880.00</u>
Total	<u>\$1,450,500.00</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:


Property has been vacant since 2002. There is a lack of sales data to support current value, and property has significant functional obsolescence since it was built as a health club in 1983.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24th day of May, 2004.



Petitioner or Agent or Attorney



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

Address:

390 Union Blvd Ste 320
Lakewood, CO 80228

Telephone: 303 573-7000

Address:

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

303-464-5806



Nancy D. Anders, County Assessor

Address:

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

Docket Number 41666